This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5441

Karen Johnson Davidson County
Batch# 342593 DEEDWARR
01/13/2020 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200113-0004541

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2020

Notary Public
My Commission Expires: 10-23-21

Brad Krivensky
State of Tennessee Notary Public
Williamson County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick Parker 2101 Blake Drive Antioch, TN 37013	SWBC Mortgage Corp 9311 San Pedro, #100 San Antonio, TX 78216	173-11-0A-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen T. George, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patrick Parker and ~~Madeja~~ Hildegarde Diaz, husband and wife as joint tenants with right of survivorship** , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: * Madeja

Land in Davidson County, Tennessee, being all of Lot No. 99, Section One, Stanford Village, as shown on survey and plat appearing of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen T. George by Quitclaim Deed from Stephen T. George and Felix D. George, Jr., joint tenants with right of survivorship, dated November 22, 2010, recorded December 15, 2010, of record in Instrument No. 20101215-0099682, Register's Office for Davidson County, Tennessee.

Ms. Marina George joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2101 Blake Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do

covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2020.

GRANTOR:

Stephen T. George

Marina George

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen T. George and Marina George, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2020.

Notary Public
My Commission expires: 10-23-2(

Brad Krivensky
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)