WARRANTY DEED

Karen Johnson Davidson County
Batch# 343919 DEEDWARR
01/15/2020 01:03:20 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20200115-0005480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of January 6, 2020.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jesilomida Andolina and Guy Andolina	New Owner	182 06 0A 126.00
(NAME)	(NAME)	
8192 Ramstone Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Noe Doniz Morales and Rochelle L. Doniz, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesilomida Andolina and Guy Andolina, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Old Hickory Hills, Section I, Phase II of record in Instrument No. 20030623-0086188 erroneously referred to as Instrument No. 20150730-0075361 in Warranty Deed recorded at Instrument No. 20180319-0025402, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Gillespie, a single man by Warranty Deed from Diana J. Vraney dated December 11, 2015 and recorded December 21, 2015 as Instrument No. 20151221-0128191 and being corrected in Correction Warranty Deed recorded March 19, 2018 as Instrument No. 20180319-0025401, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Noe Doniz Morales and Rochelle L. Doniz, husband and wife by Warranty Deed from Justin Gillespie, a single man dated March 16, 2018 and recorded March 19, 2018 as Instrument No. 20180319-0025402, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded April 06, 2018 as Instrument No. 20180406-0032407, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1913331SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRN-19-8192

unimproved ☐
This is improved ☒ property, known as 8192 Ramstone Way, Antioch, TN 37013

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of January, 2020

Noe Doniz Morales

Rochelle L. Doniz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Noe Doniz Morales and Rochelle L. Doniz, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1913331SSO