This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 10th day of February, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 356308 DEEDWARR
02/11/2020 09:03:08 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20200211-0015413

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Albert L. Fendly 549 Cedarmont Drive Antioch, TN 37013	New Owner	173-01-0 162.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AVI ELFERSY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALBERT L. FENDLY AND AMY DURAN RIVERA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of Monte Carlo Estates, Section II-B of record in Plat Book 5050, Page 99, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Avi Elfersy by deed from Rex P. Soberano, dated 08/26/2019, of record in Instrument No. 20190826-0085891, said Register's Office.

Also being the same property conveyed to Rex P. Soberano by deed from Ralph Soberano and Connie Soberano, dated 08/27/2014, of record in Instrument No. 20140828-0078571, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 549 Cedarmont Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 10th day of February, 2020.

Avi Elfersy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Avi Elfersy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY