Karen Johnson Davidson County
Batch# 371056 DEEDWARR
03/11/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20200311-0027340

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $439,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF FEBRUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/15/2021

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Jim R. Wandmacher, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1639KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jennifer Edith Frances Burgess and Oscar F. Valdez de Santiago	New Owner	072 11 0 466.00
1802 Sherwood Ln		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OAK TREE CREATION, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER EDITH FRANCES BURGESS AND OSCAR FERNAL VALDEZ DE SANTIAGO, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1802 Sherwood Ln, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 28th day of February, 2020.

Oak Tree Creation, LLC
By: Misty Cogdill, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Misty Cogdill, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained and who further acknowledges that she is a member of Oak Tree Creation, LLC and is authorized by Oak Tree Creation, LLC to execute this instrument on their behalf.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of February, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Lot 18, SHERWOOD SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 18 fronts 89 feet on the Westerly side of Sherwood Land and runs back 203.34 feet on the Northerly line and 204.17 feet on the Southerly line, to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Oak Tree Creation, LLC by Warranty Deed from Ashleigh Theresa Dial, Roland Dial, and Reuben Dally, Devisees of the Last Will and Testament of Theresa Lutherina Jordan-Dally, of record in Instrument No. 20181127-0115399, in the Register's Office of Davidson County, Tennessee, dated November 15, 2018 and recorded on November 27, 2018. Also see Scrivener's Affidavit recorded in Instrument No. 20190604-0053282, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Theresa L. Jordan Dial by Quitclaim Deed from Roland Dial, Jr., of record in Book 9969, Page 438, in the Register's Office of Davidson County, Tennessee, dated March 04, 1996 and recorded on March 05, 1996. Also see Petition to Probate Will and for Letters of Administration in Docket #18P-19.

Being the same property conveyed to Roland Dial, Jr. and wife, Theresa L. Jordan-Dial by Warranty Deed from Kenneth D. Reasonover and Thomas R. Reasonover and Deborah F. Bowe, as tenants in common of record in Book 7856, Page 504, in the Register's Office of Davidson County, Tennessee, dated May 31, 1989 and recorded on June 05, 1989.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHERWOOD SUBDIVISION, as recorded in Plat Book 1424, Page(s) 51.

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

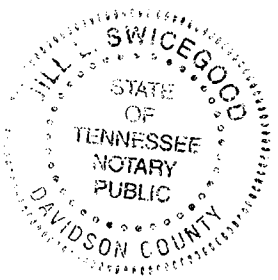
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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