This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6389

Karen Johnson Davidson County
Batch# 371452 DEEDWARR
03/12/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200312-0027868

STATE OF CALIFORNIA
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2020

BRIA I SAWYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/6/2020

Notary Public
My Commission Expires: 7/6/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pete P. Weil Steven Pawlik 150 The Promenade N #425 Long Beach, CA 90802	Quicken Loans PO Box 6577 Carol Stream, IL 60197	043-15-0A-002.00CO

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/we, **Blanca Inga, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pete P. Weil, unmarried and Steven Pawlik, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1004 Old Hickory Blvd Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1004 Old Hickory Blvd Residences, a Horizontal Property Regime, of record in Instrument Number 20180309-0022618, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Blanca Inga, married to Blanca Inga, married, as recorded on the 9th day of March, 2018 in Instrument No. 20180309-0022617; Quitclaim Deed from Blanca Inga, married to Blanca Inga, married, as recorded on the 6th day of February, 2018 in Instrument No. 20180206-0011837; Quitclaim Deed from Blanca Inga, married to Blanca Inga, married, as recorded on the 6th day of February, 2018 in Instrument No. 20180206-0011836; Quitclaim Deed from Flavio R. Lema, married to Blanca Inga, married, as recorded on the 19th day of October, 2017 in Instrument No. 20171019-0106980 and Warranty Deed from Raymond Bradley and Maxine Bradley, husband and wife to Flavio R. Lema, married, as recorded on the 6th day of April, 2016 in Instrument No. 20160406-0032877, in the Register's Office of Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 5th day of March, 2020.

GRANTOR:

Blanca Inga

Blanca Inga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Blanca Inga, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Jim Myers

Notary Public
My Commission expires: _____

202003120027868

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

