WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6471

WARRANTY DEED

Karen Johnson Davidson County
Batch# 374981 DEEDWARR
03/19/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200319-0030445

File No. AT0006413

STATE OF TENNESSEE
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 19th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Howard and Kelly Marett	CMG Mortgage	
(NAME)	(NAME)	
301 Panamint Drive	3160 Crow Canyon Rd. #400	148-15-0-169.00
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MELISSA SANCHEZ F/K/A MELISSA D. FLATT, JOINED BY HER HUSBAND WERNER ALEXANDER SANCHEZ,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY MARETT AND JOHN HOWARD, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, 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. 48 on the Plan of Revised Haywood Forest Subdivision of record in Plat Book 5200, Page 2, 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 Melissa D. Flatt, unmarried by Warranty deed from Tamatha R. Adkins, and husband Julian Wayne Adkins, Jr., of record in Book 11559, page 366, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 06, 1999.

Melissa D. Flatt having since marred Werner Alexander Sanchez is now known as Melissa Sanchez

Being also known as 160 Brenda Court Antioch, Tennessee 37013 A/K/A 301 Panamint Drive Antioch, Tennessee 37013

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 160 Brenda Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This Deed shall be effective in transferring ownership on the 19th day of March, 2020.

Witness my hand this 19th day of March, 2020.
~~19th~~ 18th

Melissa Sanchez by Leslie Garside as her attorney in fact
Melissa Sanchez By Leslie Garside
As Her Attorney In Fact

Werner Alexander Sanchez by Leslie Garside as his attorney in fact
Werner Alexander Sanchez By Leslie Garside
As His Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Melissa Sanchez, and that this instrument was executed on behalf of the said Melissa Sanchez for the purposes therein contained.

Witness my hand and official seal this 18 day of March, 2020.

Notary Public D Hardwick

My Commission Expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Werner Alexander Sanchez, and that this instrument was executed on behalf of the said Werner Alexander Sanchez for the purposes therein contained.

Witness my hand and official seal this 18 day of March, 2020.

Notary Public D Hardwick

My Commission Expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

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: 3-6-2024

