Karen Johnson Davidson County
Batch# 380169 DEEDWARR
04/01/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200401-0034753

# WARRANTY DEED

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY<br><br>Fidelity Residential Solutions<br>6640 Shady Oak Road<br>Suite 400<br>Eden Prairie, MN 55344<br>829396 1064119<br>Joe Krocak | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00<br><br>N/A<br>Affiant<br>Subscribed and sworn to before me, this the 27 day of Feb 2020.<br><br>Notary Public<br><br>My commission expires: My Commission Expires November 6, 2023<br>(Affix Seal) |

BHAVINI PATEL-ANKUDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| | |
|---|---|
| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
| NAME: Michael A. Thomas<br>1124 Lady Nashville Dr | NAME: NEW OWNER |
| STREET ADDRESS: Hermitage, TN 37076 | STREET ADDRESS: |
| MAP & PARCEL NO.: 076-01-0D-016.00-CO | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas Vazquez and Jamie Ramos, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Michael A. Thomas, A Married Man

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat Heritage Hills-Phase 3, (Planned Unit Development) according to plat and survey appearing of record in Instrument No. 20171004-0102057, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Nicholas Vazquez, Single*
This is improved property known as: 1124 Lady Nashville Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

*Man by Warranty Deed from Ole South Properties, INc. of record in Instrument No. 20181001-0097276, Register's Office for Davidson County, TN.

WITNESS MY/OUR SIGNATURE(S) THIS 27 day of February, 2020.

x _____
Nicholas Vazquez

x _____
Jamie Ramos

State of TN }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nicholas Vazquez, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27 day of Feb, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

BHAVINI PATEL-ANKUDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires My Commission Expires November 6, 2023

State of TN }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jamie Ramos, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27 day of Feb, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

BHAVINI PATEL-ANKUDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires My Commission Expires November 6, 2023

## True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)