(3)

WARRANTY DEED

John M. Wells
State of Tennessee Notary Public
Davidson County

Karen Johnson Davidson County
Batch# 381732 DEEDWARR
04/03/2020 12:13:22 PM 2 pgs
Fees: $13.00 Taxes: $3,004.40

20200403-0035969

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible],000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-229

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard C. Kendrick and Lindsey C. Kendrick	Quicken Loans, Inc.	131 01 0P 003.00
(NAME) 3423 B Trimble Road	(NAME) P.O. Box 6577	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pelayo Correa and Rosario Gracian Correa, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Richard C. Kendrick and Lindsey C. Kendrick, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of Trimble Estates Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Trimble Estates Townhomes, a Horizontal Property Regime, of record in Instrument Number 20041230-0154866, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Pelayo Correa and wife, Rosario Gracian Correa as tenants-by-the-entirety, by Warranty Deed from Pelayo Correa and wife, Rosario Gracian Correa, of record in Instrument No. 20190402-0029426, in the Register's Office of Davidson County, Tennessee, dated March 28, 2019 and recorded on April 02, 2019

Being the same property conveyed to Rosario G. Correa, by Warranty Deed from Pelayo Correa and wife, Rosario Gracian Correa, of record in Instrument No. 20100920-0074421, in the Register's Office of Davidson County, Tennessee, dated September 16, 2010 and recorded on September 20, 2010.

Being the same property conveyed to Pelayo Correa and wife, Rosario G. Correa, by Warranty Deed from Green Hills Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20060109-0002942, in the Register's Office of Davidson County, Tennessee, dated January 06, 2006 and recorded on January 09, 2006.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (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) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is improved property located at 3423 B Trimble Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 2nd day of April, 2020.

GRANTOR:

Pelayo Correa by Ana Correa Fick as attorney-in-fact

Pelayo Correa by Ana Correa Fick, his Attorney-In-Fact

Rosario Gracian Correa by Ana Correa Fick as attorney in fact

Rosario Gracian Correa by Ana Correa Fick, her Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Pelayo Correa by Ana Correa Fick, his Attorney-In-Fact, and Rosario Gracian Correa, by Ana Correa Fick, her Attorney-In-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 2 day of April, 2020.

Notary Public



My Commission Expires: 3/8/2022