This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6821

Karen Johnson Davidson County
Batch# 391492 DEEDWARR
04/24/2020 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200424-0043349

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the ~~21st~~ 23rd day of April, 2020.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
My Commission Expires: OCT 2 0 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon A. Hernandez 4935 Barella Dr. Antioch, TN 37013	Pinnacle Bank 150 3rd Ave. S. Suite 100 Nashville, TN 37201	162-03-0-270

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, **Rosa Newson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon A. Hernandez, single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, Page 164 and 165, 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 Rosa G. Newson and Regina B. Newson by Warranty deed from Rebecca Rountree Morgenstern, unmarried of record in Book 6663, page 958, Register's Office for Davidson County, Tennessee, dated September 18, 1985 and recorded on September 25, 1985.

Being the same property conveyed to Rosa G. Newson, unmarried by Quitclaim deed from Regina B. Newson, unmarried of record in Book 8301, page 872, Register's Office for Davidson County, Tennessee, dated February 22, 1991 and recorded on February 22, 1991

This is improved property located at: **4935 Barella Drive, Antioch, TN 37013**

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 21st day of April, 2020.

GRANTOR:

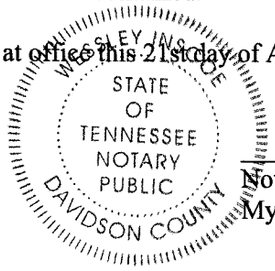
Rosa H. Newson

Rosa Newson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosa Newson, 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 21st day of April, 2020.



Notary Public
My Commission expires: 10-2-23

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

