Karen Johnson Davidson County
Batch# 402728 DEEDWARR
05/19/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20200519-0051991

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $343,000

Affiant Signature

Subscribed and sworn to before me on this the 14 Day of May 2020

Notary Public

My Commission expires 5/13/24

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Christopher Gonzalez
2927 Donna Hill Drive
Nashville, TN 37214
**SEND TAX BILLS TO:**
Quicken Loans, LLC
1050 Woodward Avenue
Detroit, MI 48226-1906
**MAP AND PARCEL NUMBER: 07315000800**

# WARRANTY DEED

**20NT00996**

Effective the 14 Day of May, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Michael Murawski, an unmarried man**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Christopher Gonzalez, an unmarried man**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Being Lot No. 31, on the map of Sunset View, Section I, Revised, of record in Book 2663, Page 27, Register's Office for Davidson County.

Being the same property conveyed to Michael Murawski, an unmarried man, by Warranty Deed from Craig Stahl, dated 12/02/2019 and recorded 12/26/2019 in Book NA, page NA, as Document No. 20191226-0133216, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2927 Donna Hill Dr, Nashville, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 14 day of May, 2020

**Michael Murawski**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Michael Murawski**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14 day of May 2020

Notary Public

My commission expires: 3/13/24

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1·3·2022.