Name and Address of New Owner:
Derrick Sandoval
311 Mosley Dr
Brentwood TN 37027

Send Tax Bills To:
311 Mosley Dr
Brentwood TN 3702

Karen Johnson Davidson County
Batch# 418009 DEEDWARR
06/18/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200618-0063766

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 119-01-0-267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Catherine Jacobs Jadin aka Catherine Jacobs**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Derrick G. Sandoval, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots 43 and 44, Map of Subdivision of Lots No. 7, 8, 9 and 10 and Part of 6, 11, 12 and 13, Cumberland Nurseries Plan, as shown on plat of record in Plat Book 332, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Catherine Jacobs, a married woman by Deed dated January 6, 2015 from Victoria A. Carter and William A. Carter, V, married, recorded January 12, 2015, in Instrument Number 20150112-0002939, in the Register's Office, Davidson County, Tennessee. Catherine Jacobs is now known as Catherine Jacobs Jadin.

This property is not and has never been the primary residence of Catherine Jacobs Jadin.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2020.

Catherine Jacobs Jadin by
her AIF

Catherine Jacobs Jadin by
Steve Berneman, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2020, before me personally appeared Steve Berneman, to me known to be the person who executed the foregoing instrument on behalf of Catherine Jacobs Jadin, and acknowledged that he executed the same as the free act and deed of Catherine Jacobs Jadin.

Witness my hand this 11th day of June, 2020.

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Notary Signature

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Will

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of June, 2020.

AMY GROSS WANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY