Karen Johnson Davidson County
Batch# 423169 DEEDWARR
06/22/2020 02:44:16 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20200622-0066924

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen S. Rickert	NEW OWNER	MAP
2606 W Linden Avenue		PARCEL 104-15-0-127.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Timothy Charles Nunez and Jill Elise Nunez, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen S. Rickert**

HEREINAFTER CALLED THE GRANTEES, 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. 1 on the Plan of Resubdivision of Lot 6, Map of Sunset Park Subdivision of record in Plat at Instrument No. 20121018-0095823, 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 Daniel M. Patz and Amy D. Patz, husband and wife by Warranty deed from William H. Smallmann of record in Instrument No. 20130722-0075787 Register's Office for Davidson County, Tennessee, dated July 18, 2013 and recorded on July 22, 2013.

Being the same property conveyed to Timothy Charles Nunez and Jill Elise Nunez, husband and wife by Warranty deed from Daniel M. Patz and Amy D. Patz, husband and wife of record in Instrument No. 20180629-0062969 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on June 29, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2606 W Linden Avenue, Nashville, TN 37212.**

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. 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 My hand( ) this the 12 day of June, 2020.

Jill Elise Nunez

Jill Elise Nunez

Timothy Charles Nunez by Jill Elise Nunez attorney in fact

Timothy Charles Nunez by Jill Elise Nunez, Attorney-in-Fact

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jill Elise Nunez** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2020.

My Commission expires Nov 12, 2022

Notary Public

RICHARD L SCHOFF
Notary ID #124389376
My Commission Expires
November 12, 2022

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jill Elise Nunez** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Timothy Charles Nunez**, as his Attorney in Fact, as the free act and deed of the within named **Timothy Charles Nunez**.

Witness my hand and official seal this the 18 day of June, 2020.

My Commission expires Nov 12, 2022

Notary Public

RICHARD L SCHOFF
Notary ID #124389376
My Commission Expires
November 12, 2022