WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50.00

Affiant

STATE OF TEXAS
COUNTY OF DALLAS

Subscribed and Sworn to before me, in Dallas, Texas, this 11th day of June, 2020.

Notary Public

SANDRA R. EDMISTON
Notary Public, State of Texas
Comm. Expires 10-18-2021
Notary ID 11002620

Karen Johnson Davidson County
Batch# 425628 DEEDWARR
06/25/2020 08:16:30 AM 5 pgs
Fees: $28.00 Taxes: $0.18
20200625-0068489

THIS INSTRUMENT WAS PREPARED BY
SLOAN & ROBERTS, PLLC, 5151 BELT LINE RD., SUITE 1050, DALLAS TX 75254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
WARREN L. & RAMONA M. CORWIN 6624 CASTLE PINES DR. PLANO, TEXAS 75093	FIDELITY MORTGAGE P.O. BOX 3377 WICHITA, KS 67201 or its successors in interest	094-01-0-016.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EAST NASH PROPERTIES, LLC "GRANTOR"**, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **WARREN L. CORWIN AND RAMONA M. CORWIN, HUSBAND AND WIFE, RAMONA M. CORWIN BEING ONE AND THE SAME PERSON AS MONA M. CORWIN, HEREINAFTER COLLECTIVELY CALLED THE "GRANTEES"**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE MORE COMMONLY KNOWN AT THAT IMPROVED PROPERTY LOCATED AT 519 S. 11TH STREET, NASHVILLE, TN 37206, AS MORE FULLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 13 AND 14, PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 70, 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 BY WARRANTY DEED TO EAST NASH PROPERTIES, LLC FROM WARREN L. CORWIN AND RAMONA M. CORWIN, HUSBAND AND WIFE, BEING ONE AND THE SAME PERSON AS MONA M. CORWIN, AS RECORDED ON THE 26TH DAY OF OCTOBER, 2016, IN DOCUMENT NUMBER 20161026-0113236, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO WARREN L. CORWIN AND WIFE, MONA M. CORWIN, HUSBAND AND WIFE, FROM KELLY HUGHES MERRELL AND GENA SEREY, MARRIED, AS RECORDED ON THE 5TH DAY OF JUNE, 2013, IN DOCUMENT NUMBER 20130605-0056797, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM KELLY H. MERRELL A/K/A KELLY HUGHES MERRELL AND GENA SEREY, HUSBAND AND WIFE TO KELLY HUGHES MERRELL AND GENA SEREY, A MARRIED COUPLE, AS RECORDED ON THE 14TH DAY OF DECEMBER, 2012 IN INSTRUMENT NO. 20121214-0115301 AND WARRANTY DEED FROM MELISSA P. HAMILTON, UNMARRIED, TO KELLY H. MERRELL AND GENA SEREY, HUSBAND AND WIFE, AS RECORDED ON THE 17TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090617-0056234, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2020 which have been pro-rated between the parties and assumed by the Grantee herein; (3) that deed of trust executed by Grantors To Jeanine B. Saylor, Trustee, to secure to Magna Bank and its successors in interest, an indebtedness as provided therein, recorded as Document Number 2030605-0056798, Register's Office for Davidson County, Tennessee; and (4) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 11th DAY OF JUNE 2020.

GRANTOR:

East Nash Properties, LLC

Warren L. Corwin, Manager

Ramona M. Corwin, Manager

GRANTEES:

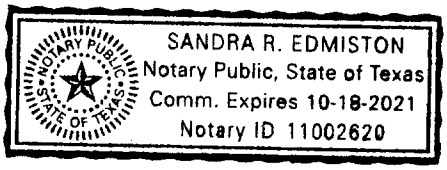
Warren L. Corwin

Ramona M. Corwin

ACKNOWLEDGEMENT TAKEN OUTSIDE TENNESSEE STATE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On the day of June 11th, in the year 2020, before me, the undersigned, personally appeared Warren L. Corwin and Ramona M. Corwin, as husband and wife, individually, and as Managers of East Nash Properties, LLC, personally known to me or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that such persons are the Managers of East Nash Properties, LLC, the within named bargainor, a limited liability company, and that such Managers executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company as East Nash Properties, LLC, and further executed individually as Grantees, and acknowledged that by their signature on the instrument, the individuals executed the instrument on behalf of themselves, and that such persons in their capacity for the Company and individually made such appearances before the undersigned in the City of Dallas, State of Texas.



Sandra R. Edmiston
Notary Public in and for the State of Texas

Return Recorded Document To:

Sloan & Roberts, PLLC
5151 Belt Line Rd., Ste. 1050
Dallas, TX 75254-6738

Tennessee Certification of Electronic Document

I, Kenneth W Sloan, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 TEXAS

County of DALLAS

Personally appeared before me, SANDRA R. EDMISTON, a notary public for this county and state,
Notary's Name

KENNETH W. SLOAN, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Sandra R Edmiston
Notary's Signature

MY COMMISSION EXPIRES: 10-18-2021

NOTARY'S SEAL

SANDRA R. EDMISTON
Notary Public, State of Texas
Comm. Expires 10-18-2021
Notary ID 11002620

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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00569731