WARRANTY DEED

Karen Johnson Davidson County
Batch# 432221 DEEDWARR
07/07/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200707-0073462

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAY July, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

VENNKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Robin Nordstrom and Michele Nordstrom	SEND TAX BILLS TO: Robin Nordstrom and Michele Nordstrom	MAP-PARCEL NUMBERS
(NAME) 2017 Madeline Ct	(NAME) 2017 Madeline Ct	075120B07500CO
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(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, **Maria Bernadita Patubo now known as Bernadette Magpili Munarriz, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Nordstrom and Michele Nordstrom, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 62 on the plan of First Revision, Phase Two, Section Three, Brookside Woods, of record in Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria Bernadita Patubo aka Bernadita M. Patubo by virtue of that certain Quit Claim Deed dated February 19, 2003, and being of record at Instrument No. 20030221-0023374 and Warranty Deed at Instrument No. 20020927-0117991 in the Register's Office of Davidson County, Tennessee. The said Maria Bernadita Patubo, Bernadita M. Patubo and Bernadita Magpili Munarriz, is one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20000512-0048125, Book 10444, Page 213, Book 11103, Page 156, Book 11453, Page 900, Book 10444, Page 230, Book 10451, Page 506, Book 5609, Page 627 and Book 11125, Page 436, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1041 Brookside Woods Blvd Hermitage, TN 37076
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of July, 2020.

Bernadette Magpili Munarriz

Bernadette Magpili Munarriz

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bernadette Magpili Munarriz,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of July, 2020.

Cari Allen

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21