Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 444282 DEEDWARR
07/27/2020 11:38:49 AM 2 pgs
Fees: $13.00 Taxes: $839.90

20200727-0082001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023
(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

File No.: 2020070159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kimberlee Ann Entsminger	New Owner	
(NAME) 4316 Summercrest Blvd	(NAME)	164-05-0A-057.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 Dollars ($227,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALDEN GAMBONG CORDONA AND VIRGINIA MAYOL CARDONA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLEE ANN ENTSMINGER**, married, 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 Unit No. 1008 on the plan of Summer Glen Townhomes, Phase 2, as shown on Exhibit 2 to the Declaration of Covenants, Conditions and Restrictions of Summer Glen Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180116-0004525, as amended and/or supplemented as Instrument Nos. 20181220-0123931, 20190807-0078437, 20190904-0089474, and 20200228-0022465, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ALDEN GAMBONG CORDONA, A MARRIED MAN, by deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record as Instrument No. 20191217-0129955, dated December 16, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4316 Summercrest Blvd, Unit #1008, Antioch, TN 37013
(House No.) (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.

Executed by my hand this 23rd day of July 2020

Alden Gambong Cordona

VIRGINIA MAYOL CARDONA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in the above referenced State and County, personally appeared Alden Gambong Cordona and Virginia Mayol Cardona to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal in Davidson County, Tennessee this 23rd day of July 2020.

Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2023