Karen Johnson Davidson County
Batch# 444297 DEEDWARR
07/27/2020 11:52:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20200727-0082027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Danielle Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2020.

Annelise M. Hesche
Notary Public

MY COMMISSION EXPIRES: May 07, 2025
(AFFIX SEAL)

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Anneliese M. Heschl
34 Quebec Court
Falling Waters, WV 25419
My Commission Expires May 07, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose I. Garcia Ponce	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	Parcel ID: 16106009800
(NAME) 691 Huntington Parkway	(NAME) 3701 Arco Corporate Drive, Suite 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Danielle Greer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose I. Garcia Ponce**, 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:

A certain parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Plan of Huntington Park, Section 1, as of record in Plat Book 4175, Page 10, Register's Office for Davidson county, Tennessee.

Said Lot No. 74 fronts 75.00 feet on the southerly margin of Huntington Parkway and extends back between parallel lines 160.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Isaiah Smith and wife, Evelyn Smith by deed from Merrill Lynch relocation Management, Inc., dated May 19, 1980, filed of record on June 9, 1980, of record in Book 5610, Page 635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn Haddox Smith by QuitClaim Deed from Isaiah Smith, by deed dated June 12, 1995, filed of record on June 12, 1995, of record in Book 9697, Page 129, Register's Office for Davidson

County, Tennessee. Evelyn Haddox Smith aka Evelyn H. Smith died February 17, 2020 leaving Danielle Greer, as the Sole Heir At law of Evelyn H. Smith.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 691 Huntington Parkway , Nashville, TN 37211

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 our hands this _____ day of July, 2020

Danielle Greer,
Sole Heir At Law of Evelyn H. Smith

STATE OF West Virginia

COUNTY OF Berkeley

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Danielle Greer, Sole Heir At Law of Evelyn H. Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2020.

Annellese M. Heschi

Notary Public

My Commission Expires: May 07, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Annellese M. Heschi
34 Quebec Court
Falling Waters, WV 25419
My Commission Expires May 07, 2025

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

FND-2008339FC

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certificati[illegible] an electronic document is true and correct and whose signature I[illegible] witnesse

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY