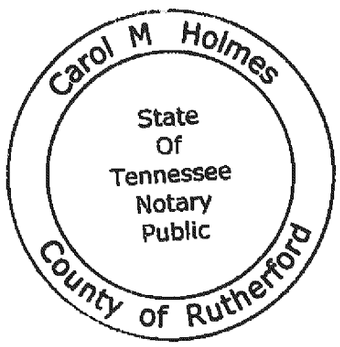


STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson cmh

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 30 day of July, 2020.

Notary Public
My commission expires:
2/19/24

Karen Johnson Davidson County
Batch# 448295 DEEDWARR
08/03/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200803-0084914

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sandra L. Durr	Sandra L Durr	**181020A23700CO**
8121 Lenox Creekside #O8	425 Buchanan Ave	Unit 404
Antioch, TN 37013	Cape Canaveral, FL 32920	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jose A. Sauceda, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandra L. Durr, Trustee of the Charles R. Durr and Sandra L. Durr Living Trust dated July 8, 2010

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. O-8, of Lenox Creekside, Phase 6, as set forth in the Amendment of First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended in Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Jose A. Sauceda, a married man, by Warranty Deed from Julie Jones Christy and David John Christy, wife and husband, dated September 24, 2015, of record in Instrument No. 20150930-0099216, Register's Office for Davidson County, Tennessee. Maria A. Resendiz joins in this conveyance to transfer any and all interest she may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 8121 Lenox Creekside #8, Antioch, TN 37013.

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 in 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.

Jose A. Sauceda Date: 7-30-2020

Maria A Resendiz Date: 7-30-2020
Maria A. Resendiz

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jose A. Sauceda and Maria A. Resendiz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

True Copy of Certification

I, Bonnie Curry, do hereby make 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

202008030084914