Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 462923 **DEEDWARR**
08/24/2020 03:07:11 PM 2 pgs
Fees: $13.00 Taxes: $1,404.15
20200824-0095678

39-B
File #20-1380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John L. Sevier, and Tina M. Sevier**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Faustino Sandoval, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Phase I of Poplar Creek Estates of record in Plat Book 6250, Page 647, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John L. Sevier and wife, Tina M. Sevier by Warranty deed from Scot Raymond Helbling, married of record in Book 10432, page 149, Register's Office for Davidson County, Tennessee, dated April 25, 1997 and recorded on April 29, 1997.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6144 Tuliptree Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM RF-21-6144

WITNESS THE EXECUTION HEREOF this 20th day of August, 2020.

John L. Sevier

Tina M. Sevier

State of Tennessee)
County of Davidson)

On this 20th day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John L. Sevier and Tina M. Sevier, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~382,000.00~~ 379,500.00 (JW)

Affiant

Sworn and subscribed before me on this the 20th day of August, 2020.

Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
David Faustino Sandoval	Redfin Mortgage, LLC	155-08-0A-036.00
6144 Tuliptree Lane	2611 Internet Blvd. #201	
Nashville, TN 37221	Frisco, TX 75034	