This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 464644 DEEDWARR
08/26/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200826-0096716

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $210,000

Affiant Signature

Subscribed and sworn to before me on this the 19 day of August, 2020.

Notary Public

My Commission expires 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ricardo Gabriel Colazo
4316 Summercrest Blvd #109
Antioch, TN 37013
SEND TAX BILLS TO:
Ricardo Gabriel Colazo
4316 Summercrest Blvd #109
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 164060A00200CO

WARRANTY DEED

20NT01948

Effective the 19 day of August, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Whitney A. Sanders, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ricardo Gabriel Colazo and Maria Sanchez, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "manor Home Area A (building 10", of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591 and 20170510-0046473, in the Register's Office for Davidson County, Tennessee\.

Being the same property conveyed to Whitney A. Sanders, an unmarried woman, by Warranty Deed from Regent Homes, LLC, dated 09/28/2018 and recorded 10/02/2018 as Instrument No. 20181002-0097499, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 4316 Summercrest Blvd #109, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 19 day of August, 2020.

Whitney A. Sanders

Whitney A. Sanders

State of MS)
County of DESOTO)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Whitney A. Sanders** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19 day of August, 2020

Purnell

Notary Public

My commission expires: 1/14/21

PURNELL A BLACKMON
NOTARY PUBLIC
ID No. 104400
Commission Expires
Jan 14, 2021
STATE OF MISSISSIPPI
DE SOTO COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024