WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-20-21
(AFFIX SEAL)

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 469420 DEEDWARR
09/03/2020 12:33:54 PM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20200903-0100726

THIS INSTRUMENT WAS PREPARED BY
Hollingshead & Associates, PLLC, ,

File No.: 20-078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jacqueline Rodriguez Omar Quintas Cruz	New Owner Everette Financial, Inc.	148-13-0-178.00
(NAME) 360 Strasser Drive	(NAME) DBA Supreme Lending 14801 Quorum Dr. Ste 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEONIE RACHEL LEDUC AND PAUL RADECKI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline Rodriguez and Omar Quintas Cruz, wife and husband** 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 Lot No. "A" on te Plan of Fairlane Park of record in Plat Book 2331, Page 108, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot or Tract "A" fronts 245.0 feet on the North side of Strasser Drive and extends back 178 feet on

teh East side and 178 feet on the West side to a line in the rear, measuring 245 feet, containing one acre, more or less.

BEING the same property conveyed to Leonie Rachel Leduc and Paul Radecki, wife and husband, by Warranty Deed from Frank M. Ortegel, married, dated September 30, 2014, recorded on October 6, 2014, of record in Inst. No. 20141006-0092357, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 360 Strasser Drive, Nashville, TN 37211
(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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Witness our hands this 29 day of July, 2020.

Leonie Rachel Leduc

Paul Radecki

STATE OF Colorado
COUNTY OF Larimer

On this 29th day of July, 2020, before me personally appeared Leonie Rachel Leduc and Paul Radecki, wife and husband to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) 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 at Larimer County, ~~29th day~~ Colorado this 29th day of July, 2020

Commission Expires: 06/18/2022

MARISSA N HAINES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144024308
MY COMMISSION EXPIRES 06/18/2022

Notary Public