(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 476433 **DEEDWARR**
09/16/2020 09:57:35 AM 2 pgs
Fees: $13.00 Taxes: $608.65

20200916-0105630

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mercy Grace Maduramente, a married woman and Carlos Enrique Ramos Martinez, a single man 3880 Priest Lake Drive #98 Nashville, TN 37217	CrossCountry Mortgage LLC 6850 Miller Road Brecksville, OH 44141	136-03-0B-053.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Earl A. Hanson, Jr. and Susan Hanson Coleman and Eric C. Hanson** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mercy Grace Maduramente, a married woman and Carlos Enrique Ramos Martinez, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse Unit No. 93, Building No. 24, on the Plan of Priest Lake Park Condominium Town-houses, Phase 2, of record in Book 4675, page 145, register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl A. Hanson and wife, Joyce D. Hanson by Warranty Deed from Philhall Corporation, dated 12/29/1975 and recorded 01/05/1976, of record in Book 4985, Page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce D. Hanson, for her sole and separate estate by Quit Claim Deed from Earl A. Hanson, dated 12/28/1977 and recorded 01/18/1978, of record in Book 5244, Page 482, Register's Office for Davidson County, Tennessee.

The said Joyce D. Hanson died intestate on 03/01/2020, leaving the said Earl A. Hanson, Jr. Susan Hanson Coleman and Eric C. Hanson as her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20200916-0105639, being filed simultaneously herewith.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3880 Priest Lake Drive #98, Nashville, TN 37217

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 my/our hand(s) this the 15th day of September, 2020.

Earl A. Hanson, Jr.

Susan Hanson Coleman

Eric C. Hanson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Earl A. Hanson, Jr. and Susan Hanson Coleman and Eric C. Hanson with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of September, 2020.

Notary Public

My Commission Expires: 10/3/21

NOTARY PUBLIC STATE OF TENNESSEE JENNIFER D. STACEY WILLIAMSON COUNTY SEAL