WARRANTY DEED

Karen Johnson Davidson County
Batch# 477975 DEEDWARR
09/17/2020 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200917-0106658

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

Michelle Coles
Affiant

Subscribed and sworn to before me, this the 11th day of September, 2020.

Notary Public

My commission expires: 11-6-2021

(AFFIX SEAL)

JENNIFER CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Juana Ruiz Teletor **Francisco Santiago Garcia**	**Quicken Loans, LLC**	**Map 053-09-0-B Parcel 043.00co**
1700 Cumberland Station Rd.	**1050 Woodward Avenue**	
Madison, TN 37115	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bruce J. Sikora, a single man

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

Juana Ruiz Teletor, a single woman and Francisco Santiago Garcia, a single man

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. 20 on the Plat of Section Two Cumberland Station at Wilson Camp, RS15 Cluster Lot Subdivision, of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bruce J. Sikora, a single man, by Deed dated March 19, 2014 from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-23, and through its duly authorized Attorney-in-Fact, BAnk of America, N.A., successor by merger to BAC Home Loans Servicing LP, by virtue of the authoriry granted in a power of attorney, of record in Instrument No. 20140516-0042428, Register's Office for DAVIDSON County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20020903-0105967, Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Storm Water Detention Agreement of record in Instrument No. 20020722-0087470, Register's Office for Davidson County, Tennessee. 3) Declaration of Restrictive Covenants for Cumberland Station at Wilson Camp, of record in Instrument No. 20011015-0112096 and supplemental for Section 2, of record in Instrument No. 20020722-0087864, re-recorded in Instrument No. 20020919-0114056, and amended in Instrument No. 20020919-0114055 and in Instrument No. 20031030-0159798, and Assignment of Development Rights in Instrument No. 20061024-0131768, Register's Office for Davidson County, Tennessee. 4) Charter of Cumberland Station at Wilson Camp Homeowners' Association, Inc., of record in Instrument No. 20011017-00113082, Register's Office for Davidson County, Tennessee. 5) Conveyance of Common Area and Open Space to Cumberland Station at Wilson Camp Homeowners Association, Inc., of record in Instrument No. 20030214-0020550, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

This is Improved (_X_) Unimproved (____) property, known as **1700 Cumberland Station Rd., Madison, TN 37115**

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 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 4 day of **September, 2020.**

Bruce J. Sikora

STATE OF New Jersey)
COUNTY OF Middlesex)

Personally appeared before me, a Notary Public of said County and State, **Bruce J. Sikora,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Monmouth, NJ (city, state), this 4 day of **September, 2020.**

Notary Public

My Commission Expires: 9/11/2022

Francisco Velez
Notary Public
New Jersey
My Commission Expires 09-11-2022
No. 50067821

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023