Karen Johnson Davidson County
Batch# 487699 DEEDWARR
10/01/2020 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20201001-0113558

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 **DAY OF SEPTEMBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

06-NSH20-00184

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Liza Landry and Gustavo Guerrero 218 Graeme Dr. Nashville, TN 37214	NEW OWNER	084-14-0-056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Pretorius and Amanda Pretorius, husband and wife and Phil Jack and Leah Jack, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Liza Landry and Gustavo Guerrero, wife and husband**, hereinafter called the Grantees, their successors 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. 129, on the plan of Donelson Hills, as shown by plat of record in Book 2331, Pages 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> 24 month chain of title:
>
> Being the same property conveyed to Michael Pretorius, Amanda Pretorius, Phil Jack, and Leah Jack by deed from Terry Dee Tramel and Karen Tramel Barth and Auburn E. Tramel, Jr., dated April 30, 2018, recorded May 1, 2018, of record in Instrument No. 20180501-0041200, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 218 Graeme Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of September, 2020.

Michael Pretorius

Amanda Pretorius

Phil Jack

Leah Jack

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Pretorius and Amanda Pretorius, husband and wife and Phil Jack and Leah Jack, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 28 day of September, 2020.

Notary Public

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024