Karen Johnson Davidson County
Batch# 487830 DEEDWARR
10/01/2020 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20201001-0113774

WARRANTY DEED

TINOCO-H20442

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF September, 2020.

(Affix Seal) Notary Public

My Commission Expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cesar R. Tinoco, a single man	NEW OWNER	034.07-0A-121.00 CO
381 Harbor Village Drive	Same	
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, 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, EWELL RAY CLENDENEN AND GIGI CLENDENEN, husband and wife hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CESAR R. TINOCO , A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 101 on the Plan of Townhomes Property Line Exhibit of Harbor Village, Phase IV, Revision I, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions, and Restrictions and shown as Exhibit "C" to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030611-0080857; Instrument No. 20030723-0102986; as amended in Instrument No. 20050120-0007505; and as corrected by Surveyor's Certificate of Correction in record in Instrument No. 20050729-0088636, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ewell Ray Clendenen and Gigi Lawrence, both unmarried, as tenants in common with right of survivorship by deed from Lori Ann Foll now known as Lori Ann Foll-Fellows, a married person of record in Book 201510050101392, recorded on 10/05/2015, Register's Office for Davidson County, Tennessee.

Gigi Lawrence n/k/a Gigi Clendenen

( ) unimproved
This is (X) improved property known as 381 Harbor Village Drive, Madison, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 30th day of September, 2020 :

Ewell Ray Clendenen

Gigi Clendenen

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named EWELL RAY CLENDENEN AND GIGI CLENDENEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co. Tennessee, this 30th day of September, 2020.

Notary Public

My Commission Expires: 3-23-21

BRANDON M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-23-2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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