Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2845

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,196.00

Karen K Wasson
Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of September, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Diego Rosales Avila and Maria Esperanza Ramos De La Cruz 303 Fannin Drive Goodlettsville, TN 37072	Wilson Bank & Trust 4195 Franklin Road Murfreesboro, TN 37128	018-12-0-039.00

Karen Johnson Davidson County
Batch# 487849 DEEDWARR
10/02/2020 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $899.83
20201002-0113802

WARRANTY DEED

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

Brandon Adams, Trustee of The 303 Fannin Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diego Rosales Avila, unmarried and Maria Esperanza Ramos De La Cruz, unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 20, on the plan of Mansker Heights, as of record in Book 2900, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 150 feet on the Westerly side of Fannin Drive and extends back 268.8 feet on the Northerly line and 269.3 feet on the Southerly line, to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to Jessica Klotz by Warranty deed from Jason Scott Starling and wife, Sabra Lane Starling of record in Instrument No. 20070517-0059307 Register's Office for Davidson County, Tennessee, dated May 16, 2007 and recorded on May 17, 2007. (Value of consideration shown in aforementioned deed $144,900.00.).

Being the same property conveyed to Brandon Adams, Trustee of The 303 Fannin Dr Trust by Warranty deed from Jessica Tomlinson, f/k/a Jessica Klotz of record in Instrument No. 20200729-0083761 Register's Office for Davidson County, Tennessee, dated July 29, 2020 and recorded on July 29, 2020. (Value of consideration shown in aforementioned deed $170,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **303 Fannin Drive, Goodlettsville, TN 37072.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of September, 2020.

The 303 Fannin Dr Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

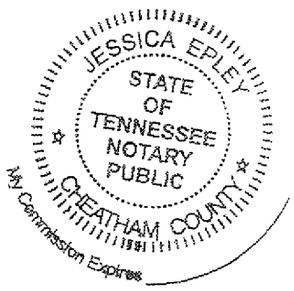
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 303 Fannin Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 29th day of September, 2020.

_____
Notary Public

My Commission Expires: 8/6/23

(Notary Seal)



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021