Karen Johnson Davidson County
Batch# 491567 DEEDWARR
10/07/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20201007-0116483

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayleigh K Martin	Send to new	086110a07100co
(NAME)	(NAME)	
200 Raintree Drive	owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cristina Corona Martel,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kayleigh K Martin, a single woman,** 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 condominium unit in Davidson County, Tennessee, being Unit No. 3, Building No. 13, Raintree Village, as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Plat Book 4860, Pages 62-64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Garage Unit 13-3 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Cristina Corona Martel, by deed of record in Instrument No. 20150805-0078090, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Cristina Corona Martel by Berenice Corona as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20201006-0115294 NL, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 200 Raintree Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 29th day of September, 2020.

Cristina Corona Martel, by Berenice Corona, attorney in fact
Cristina Corona Martel

State of Tennessee
County of Davidson

On this the 29th day of September, 2020, before me personally appeared Berenice Corona, the person who executed the foregoing instrument on behalf of Cristina Corona Martel and acknowledged that she executed the same as the free act and deed of the said Cristina Corona Martel, through Power of Attorney granted her by the said Cristina Corona Martel.

Notary Public
My Commission Expires: _____

File No.: 14548

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

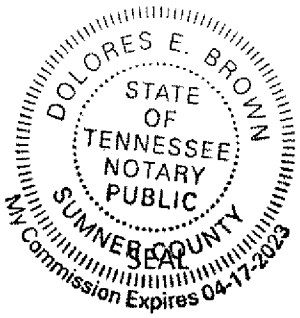
True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4-17-2023