Karen Johnson Davidson County
Batch# 493992 DEEDWARR
10/12/2020 02:20:30 PM 5 pgs
Fees: $28.00 Taxes: $477.30
20201012-0118371

PREPARED BY:
Higgins & Brancheau LLC
200 West Adams Street, Suite 2220
Chicago, Illinois 60606

AFTER RECORDING, MAIL TO:
Martin Kerrigan
9436 Raven Hollow Road
Brentwood, Tennessee 37027

520-377345
Covius Settlement Services, LLC
1044 Main Street, Suite 600
Kansas City, MO 64105

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That **THE UNITED STATES OF AMERICA**, acting by and through the **INTERNAL REVENUE SERVICE-CRIMINAL INVESTIGATION**, as grantor, Matthew D. Line., as SPECIAL AGENT IN CHARGE, Internal Revenue Service-Criminal Investigation, Charlotte Field Office, in consideration of the bid of One Hundred Twenty-Nine Thousand and No/100 Dollars ($129,000.00) by **Martin Kerrigan** as grantee, whose mailing address is: 9436 Raven Hollow Road, Brentwood, Tennessee 37027, have granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY

No warranties expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in Case No. 3:15-00070-1 in the United States District Court for the Middle District of Tennessee Nashville Division, the SPECIAL AGENT IN CHARGE, Internal Revenue Service-Criminal Investigation, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the SPECIAL AGENT IN CHARGE, Internal Revenue Service- Criminal Investigation, Charlotte Field Office, in accordance with the terms of the **Amended Final Order of Forfeiture** entered by the United States District Court for the Middle District of Tennessee Nashville Division in the case of the United States of America v. Byron Fernandez-Virula, Sr., including the appurtenances and improvements thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents

this 24th day of August, 2020.

WITNESS

Brian Thomas
PRINTED NAME

Mary C. Blackerby
WITNESS

Mary C. Blackerby
PRINTED NAME

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE-CRIMINAL INVESTIGATION

Matthew D. Line
Special Agent in Charge
Internal Revenue Service-Criminal Investigation
Charlotte Field Office

STATE OF TEXAS)
COUNTY OF Guilford)

Before the undersigned authority, this day, personally appeared Matthew D. Line, Special Agent in Charge, Internal Revenue Service-Criminal Investigation, Charlotte Field Office, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or NC Driver License as identification.

WITNESS my hand official seal at Guilford County,

this 24th day of August, 2020

Notary Public

Linda Hughes
Printed Name

LINDA HUGHES
Notary Public - North Carolina
Guilford County
My Commission Expires April 7, 2021

My commission expires: April 7, 2021

EXHIBIT A

LEGAL DESCRIPTION

Lot Number 26, Block A, on the Resubdivision of Power & Roth Subdivision, of record in Book 843, Page 75, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID: 052 01 0 221.00

And being the same property conveyed from Fannie Mae A/K/A Federal National Mortgage Association, the Grantor(s), to Nancy Aviles, the Grantee(s), by virtue of Deed dated 06/10/2013, and recorded 06/14/2013 in Instrument Number: 20130614-0060946 among the aforesaid Land Records.

And being the same property conveyed from the United States District Court for the Middle District of Tennessee Nashville Division, under Case No. 3:15-00070-1 to the United States of America, by virtue of Amended Final Order of Forfeiture dated 5/8/18, and recorded 6/11/18 as Instrument 20180611-0055790, among the aforesaid Land Records.

Commonly Known As: 765 Walnut Street, Madison, TN 37115

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 129,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MARTIN KERRIGAN

Subscribed and sworn to before me this 8 day of October, 2020

Notary Public
My Commission expires: 10/16/2022

SANDRA MCFARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Rhonda Hammond, 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.

Rhonda Hammond
Signature
Rhonda Hammond

State of Missouri

County of Jackson

Personally appeared before me, ~~[Name of Notary]~~ Theresa A. Ramsey, a notary public for this county and state, Rhonda Hammond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa A. Ramsey
Notary's Signature

My Commission Expires: 2/19/21
Notary' Seal (if on paper)

THERESA A. RAMSEY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 19, 2021
Commission # 13409461