WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-SB-BMR-20-2001

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danilo J. Proenza Calzadilla and Nevelin Reyes Corzo	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**086-08-0A-046.00-CO**
2001 Strombury Dr	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 494004 **DEEDWARR**
10/12/2020 02:53:45 PM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20201012-0118384

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, **SHARON VELAZQUEZ AND COREY A. NUGENT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANILO J. PROENZA CALZADILLA AND NEVELIN REYES CORZO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 459 on the Plan of Phase IIIA, Camden Woods of record in Plat Book 7900, Page 571, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon Velazquez and Corey A. Nugent, wife and husband by Warranty deed from Kevin Som, an unmarried man of record in Instrument No. 20171229-0132117 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on December 29, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7620, Page 561 amended in Book 7657, page 580, Book 7675, page 926, Book 9036, page 329, Book 9231, page 737, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788, and Instrument No. 20140707-0059383, Register's Office for Davidson County, Tennessee.
- Charter of Camden Woods Homeowner's Association, Inc of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 7620, Page 583 and Instrument No. 20140707-0059384, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2001 Strombury Dr, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF OCTOBER, 2020.

Sharon Velazquez

Corey A. Nugent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON VELAZQUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COREY A. NUGENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2020.

Carmen Espinoza
Notary Public
My Commission Expires: 10/14/2022
(SEAL)

Notary Public State of Florida
Carmen Espinoza
My Commission GG 266398
Expires 10/14/2022

State of Florida)
)SS.;
County of Lake)
Subscribed and sworn (or affirmed) to before me by Corey Alan Nugent *on* Oct. 28th, 2020, *who*
☐ *is personally known to me*
☑ *produced* F1.D. *as identification*

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212