Karen Johnson Davidson County
Batch# 495982 DEEDWARR
10/15/2020 09:40:28 AM 2 pgs
Fees: $13.00 Taxes: $627.15

20201015-0119779

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$169,500.00** (One Hundred Sixty Nine Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 13th day of October, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rudy Guardado 1016 Patio Drive Nashville, TN 37214	Quicken Loans, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	10803015800

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, **PATRICIA G. CORNISH, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RUDY GUARDADO, A SINGLE MAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot 115B, Section Six, Patio Villa, of record in Book 6250, Page 489, and amended in Book 6250, Page 571, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lea Tyann Cornish by deed from Terra Jade Whitnel, unmarried, of record in Instrument No. 20020702-0079495 dated June 28, 2002 and recorded July 2, 2002, Register's Office for Davidson County, Tennessee. The said Lea Tyann Cornish having since died January 1, 2004 intestate as evidenced by Probate Clerk's Office, Docket No. 04P351 and Heirship Affidavit of record in Instrument No. 20111110-0088276 which establishes Charles E. Cornish and Patricia G. Cornish, her parents, as heirs-at-law, under TCA 31-2-104 under (b)(2). The said Charles E. Cornish having since died July 5, 2019, leaving Patricia G. Cornish as surviving tenant by the entirety upon his death.

Being also known as 1016 Patio Drive, Nashville, Tennessee 37214.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1016 PATIO DRIVE** **NASHVILLE, TN 37214**

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. Whenever 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, this 13th day of October, 2020

Patricia G. Cornish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of October, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia G. Cornish** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of October, 2020.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2024

Notary Public

Commission Expires: _____