Karen Johnson Davidson County
Batch# 496677 DEEDWARR
10/15/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201015-0120276

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October 2020.

Notary Public
My commission expires: 3/6/24

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Whitney Stockwell | CornerStone State Bank | 181-01-0B-100.00 |
| 7613 Mint Leaf Dr | 415 North Main Street | |
| Nashville, TN 37211 | Le Sueur, MN 56058 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Renzo A. Rivas, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Whitney Stockwell, a single person,** 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:

> Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of 2nd Addition to Sugar Valley, Phase One, as of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Renzo A. Rivas, a single man, by Warranty Deed from Wendy Dyes, an unmarried woman, dated June 9, 2017 of record as Instrument No. 20170612-0058555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by the Grantor, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Amelia Rivas joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 7613 Mint Leaf Dr, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 15th day of October, 2020.

Renzo A. Rivas

Amelia Rivas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of October, 2020.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2020096798

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

