Karen Johnson Davidson County
Batch# 502456 DEEDWARR
10/28/2020 11:23:30 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20201028-0124930

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2331TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of September, 2020.

Notary Public
Commission Expiration: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kayla Smith and Arturo Matamoros Gomez 3300 Saindon Street Nashville, TN 37211	SAME	133-01-0-289.00

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, Lora Alexander, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Smith and Arturo Matamoros Gomez, wife and husband,** 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:

Property known as: 3300 Saindon Street, Nashville, TN 37211, County of Davidson

Being Lot No. 400 on the Map of Sunrise Heights, Second Addition, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 400 fronts 49 feet on the east side of Calhoun Avenue and runs back between lines 135 feet along the south margin of a 40 foot unnamed street, shown on the plan to an alley in the rear on which it measures 53 feet.

Being the same property conveyed to Lora Alexander, unmarried, by Warranty Deed from Patrick H. Waggoner and wife, Elizabeth Burton Waggoner, dated 05/20/2011 and recorded 05/23/2011 in Instrument No. 20110523-0039139, said Register's Office.

Tax Map and Parcel ID: 133-01-0-289.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3300 Saindon Street, Nashville, TN 37211

LTE File No.: 20-2331TN

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 hand this 28th day of September, 2020.

Lora Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2020, before me personally appeared **Lora Alexander**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of September, 2020.

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 28, 2021

Chasity Petty
Notary Public
Commission Expiration: 9/28/2021

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22

LTE File No.: 20-2331TN