WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/7/2024 (AFFIX SEAL)

JACOB BUSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

W-SB-EXP-20-533

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)
Yoni W. Velazquez Perez	Cardinal Financial Company Limited Partnership	
(NAME)	(NAME)	148-03-0-148.00
533 Spann Ct	3701 Arco Corp. Drive Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DANIEL E. TULLIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YONI W. VELAZQUEZ PEREZ AND VIOLETA SEGURA ORTIZ, 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. 1032 on the Plan of Cherokee Hills, Section Ten of record in Plat Book 4660, Page 27, 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 Daniel E. Tullis, unmarried by Warranty Deed from Ann C. Neely, unmarried of record in Instrument No. 20110706-0051677 Register's Office for Davidson County, Tennessee, dated June 30, 2011 and recorded on July 06, 2011.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Matters appearing on the plat recorded in Plat Book 4660, page 27, said Register's Office, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
- Declaration of Covenants, Conditions and Restrictions recorded in Book 4702, page 84; Book 3805, page 776; Book 3882, page 852; Book 3929, page 236; Book 4037, page 583; book 4198, page 609; Book 4518, page 495 and Book 4554, page 202, Register's Office of said County, Tennessee.
- Deed of Conveyance of record in Book 8940, Page 287, 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: **533 Spann Ct, Antioch, Tennessee 37013**.

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.

Karen Johnson Davidson County
Batch# 502960 DEEDWARR
10/29/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20201029-0125531

Witness my/our hand(s) this the 21st DAY OF OCTOBER, 2020.

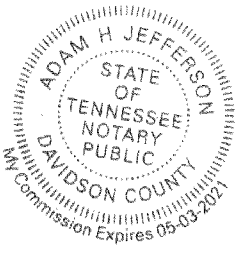
Daniel E. Tullis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL E. TULLIS, 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 21st of October, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON