WARRANTY DEED

Karen Johnson Davidson County
Batch# 509931 DEEDWARR
11/06/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20201106-0130721

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October 2020

Notary Public

MY COMMISSION EXPIRES: 10-21-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARCO HERNANDEZ	New Owner	05014008200
(NAME)	(NAME)	
3240 Doverside Drive		05014008200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MI'KAEL REED, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARCO HERNANDEZ,** 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:

Lot No. 671 on the plan of Section 4, Parkwood Estates, of record in Book 3300, Page 79 and 80, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to MI'KAEL REED AND DONALD REED, wife and husband by deed from 508 Investors, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20131127-0121975, Register's Office for Davidson County, Tennessee. Thereafter the said MI'KAEL REED AND DONALD REED, wife and husband conveyed said property to MI'KAEL REED, a married woman by deed dated August 25, 2017 of record in Instrument No. 20171127-0120571, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3240 Doverside Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 27th day of October, 2020.

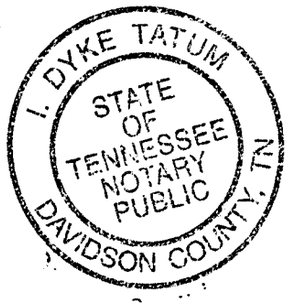
MI'KAEL REED

State of Tennessee
County of Davidson

On this 27th day of October, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared MI'KAEL REED, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 27th day of October, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021



File No.: 20-Hernandez

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

