Karen Johnson Davidson County
Batch# 517061 DEEDWARR
11/16/2020 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20201116-0134976

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

Y-SB-CTN-20-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(AFFIX SEAL)

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)
Ramon J. Padin and Vonetta Y. Padin	Cross Country Mortgage LLC	
(NAME)	(NAME)	**074-04-0-020.00**
112 Jacksonian Dr	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brecksville, OH 44141	
(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, **LAUREN MYERS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMON J. PADIN AND VONETTA Y. PADIN, 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. 1055 on the Plan of Hermitage Hills, Section Ten of record in Plat Book 3600, Page 50, 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 Lauren Myers, an unmarried woman by Warranty deed from Laramie Myers and Ashley Myers, f/k/a Ashley Rauscher, husband and wife of record in Instrument No. 20171013-0105034 Register's Office for Davidson County, Tennessee, dated October 09, 2017 and recorded on October 13, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 134, 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: **112 Jacksonian Dr, Hermitage, Tennessee 37076**.

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.

Witness my/our hand(s) this the 13th DAY OF NOVEMBER, 2020.

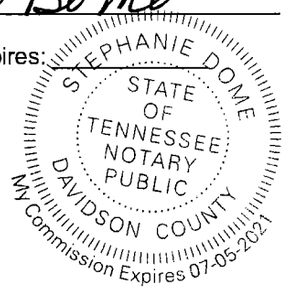
Lauren Myers by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN MYERS, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN MYERS.

Witness my hand and official seal, this the 13th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)



True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

