This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 520462 DEEDWARR
11/23/2020 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20201123-0137419

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $245,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of November, 2020

Notary Public

My Commission expires 5/7/2024

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Camrinn T. Sandow
245 Warrior Road
Madison, TN 37115

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04315025100

WARRANTY DEED

20NT02972

Effective the 17 Day of November, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

San Diego House Buyers, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Camrinn T. Sandow, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 83 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, page 83, Register's Office or Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to San Diego House Buyers, LLC, by Warranty Deed from Jeffery Francis Smith and Mary Stanford Smith, dated 06/24/2020 and recorded 07/01/2020 as Instrument No. 20200701-0071220, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 245 Warrior Rd, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17 day of November, 2020

Gustavo Guzman

State of }
County of }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gustavo Guzman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **San Diego Home Buyers, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

See attached CA Acknowledgment

Notary Public

My commission expires: _____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

On 11/17/2020 before me, James Layman, Notary Public,
(here insert name and title of the officer)

personally appeared Gustavo Guzman,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

JAMES LAYMAN
COMM. #2180158
Notary Public - California
San Diego County
My Comm. Expires Jan. 16, 2021

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024