Karen Johnson Davidson County
Batch# 538515 DEEDWARR
12/21/2020 08:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10
20201221-0150643

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Dawn D Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2020.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Azucena L. Chuquimia and Medardo T. Chuquimia	Quicken Loans, LLC	119-08-0-023.00
(NAME) 705 Greymont Drive	(NAME) 1050 Woodward Ave	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Glencliff Presbyterian Church, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Azucena L. Chuquimia and Medardo T. Chuquimia, husband and wife**, 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 2, RESUBDIVISION OF LOTS 23, 24, & 54 OF GLENCLIFF ESTATES, SECTION 2, as shown on plat of record in Instrument No. 20041124-0140954, Page , in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Horace L. Decker, Clyde H. Reagan, and Richard Currey, as Trustees of The Glencliff Presbyterian Church, by Warranty Deed from James I. Vance Barry, J.C. Schutt, and Curry B. Hearn, Trustees of The Nashville Presbystery, of record in Book 4047, Page 204, in the Register's Office of Davidson County, Tennessee, dated July 6, 1966 and recorded on August 16, 1966.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 705 Greymont Drive, Nashville, TN 37217

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 it does covenant with the said Grantees that it is 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 it does further covenant and bind itself, its successors 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 our hands this 16th day of December, 2020.

Glencliff Presbyterian Church, Inc.

BY: Sandra R Bundrant

Sandra R. Bundrant, President/Clerk of Sessions

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra R. Bundrant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President/Clerk of Sessions, and is authorized to execute the instrument on behalf of Glencliff Presbyterian Church, Inc., the within named bargainor, and that she as such President/Clerk of Sessions, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President/Clerk of Sessions.

Witness my hand and official seal, this the 16th of December, 2020.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202012210150643