Karen Johnson Davidson County
Batch# 538626 DEEDWARR
12/21/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20201221-0150798

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Miguel A, Cruz
5000 Southfork Blvd.
Old Hickory, TN 37138

MORTGAGEE
Magnolia Bank, Inc.
637 S. Lincoln Blvd
Hodgenville, KY 42748

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

063-16-0C-023.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kathy Ann Jackson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Miguel A. Cruz and Magda Cruz, 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:

Land in Davidson County, Tennessee, being Unit No. 23, on the plan of a Horizontal Property Regime, Section One, Hermitage Springs Townhomes, of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Eastland Construction, Inc. by Warranty Deed from Russell E. Parrish, Trustee of record in Instrument No. 20180724-0072016, Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 24, 2018.

Being the same property conveyed to Kathy Ann Jackson, single woman by Warranty deed from Eastland Construction Inc of record in Instrument No. 20200219-0018561 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 19, 2020.

Being also known as 5000 Southfork Blvd. 23 Old Hickory, Tennessee 37138.

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 applicable government and zoning regulations.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5000 Southfork Blvd. Old Hickory, TN 37138.**

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 our hands this ~~15th~~ 14th day of December, 2020.

Kathy Ann Jackson

STATE OF ~~Tennessee~~ NEVADA
COUNTY OF ~~Davidson~~ Clark

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kathy Ann Jackson, single woman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~15th~~ 14TH SC day of December, 2020.

SAMANTHA CRUZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 19-5431-01
My App. Expires Apr. 25, 2023

12/14/2020
NOTARY PUBLIC

My Commission Expires: APRIL 25, 2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $344,900.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 5-2222

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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)

