Karen Johnson Davidson County
Batch# 554538 DEEDWARR
01/14/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20210114-0006540

WARRANTY DEED

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF JANUARY, 2021

Notary Public

MY COMMISSION EXPIRES: ~~10-21-2024~~ 10-21-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Gomez Guadalupe	New Owner	
(NAME)	(NAME)	
709 Bluewater Dr.	Same	15002021400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Douglas R. Koenig.** married, HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pedro Gomez Guadalupe**, single man HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 190 on the Plan of Revised Section Two, Harbor Gate Subdivision, recorded in Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas R. Koenig by virtue of that certain Quit Claim Deed dated February 26, 2002, and being of record at Instrument No. 20020307-0028871 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Douglas R. Koenigh and wife, Christine Koenig by virtue of Deed dated September 11, 1986 at Book 6987, Page 805 in the said Register's Office.

Seller warrants that the above described property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6250, Page 33, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 6221, Page 253, Book 6366, Page 494, Book 6501, Page 550, Book 6540, Page 292, Book 6597, Page 157, Book 6599, Page 984, Book 6886, Page 676 and Book 8286,Page 848, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 709 Bluewater Dr. Nashville, TN 37217
(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 hand this 12 day of January, 2021.

Douglas R. Koenig

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Douglas R. Koenig**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2021.

Notary Public
My Commission Expires: July 27, 2022

CHERYL MCLAUGHLIN
Notary Public - California
Santa Clara County
Commission # 2248246
My Comm. Expires Jul 27, 2022

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)

