Karen Johnson Davidson County
Batch# 588443 DEEDWARR
03/10/2021 08:03:30 AM 2 pgs
Fees: $13.00 Taxes: $654.90
20210310-0031101

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH20-00897

Address of New Owner:	Send Tax Bills to:	Tax Information:
Candashia Polk 168 Heritage Trace Dr Madison, TN 37115	New Owner	042110 B 11700C 0

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maricela Cruz and Husband, Jose Cruz**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Candashia Polk, An Unmarried Woman**, hereinafter called the Grantees, their successors 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. 168, on the plan of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829; Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287; Book 9654, Page 906; Instrument No. 20040804-0093767, and Instrument No. 20140314-0021490, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplement and amended. Reference is hereby made to the plat of Hermitage Village Condominiums set forth as Exhibit "A" of said supplement and Amendment to Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Charles Williamson by deed from Richard C. Brady, unmarried, dated December 29, 2010, recorded December 30, 2010, of record in Instrument No. 20101230-0103961, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Moises Salvador and wife, Rocio Salvador by Quitclaim Deed form Charles Williamson, dated December 29, 2010, recorded December 30, 2010, of record in Instrument No. 20101230-0103962, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Maricela Cruz and husband Jose Cruz by Quitclaim Deed from Moises Salvador and wife, Rocio Salvador, dated January 30, 2014, recorded January 31, 2014, of record in Instrument No. 20140131-0008780, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 168 Heritage Trace Dr, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of February, 2021

Maricela Cruz

Jose Cruz

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 22nd day of February, 2021, before me personally appeared **Maricela Cruz and Jose Cruz,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY