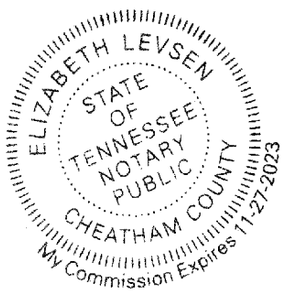
Karen Johnson Davidson County
Batch# 588630 DEEDWARR
03/10/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210310-0031402

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/27/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tanner Maurer	Guaranteed Rate, Inc.	133-01-0-149.00
(NAME)	(NAME)	
427 McClellan Ave.	4410 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chicago, IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Meliton Hernandez Reyes,** being one and the same person as **Meliton Reyes Hernandez,** as incorrectly stated on the original deed, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tanner Maurer**, a single man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described tract of land:

Beginning on the southerly margin of Radnor Terrace, formerly McClellan Avenue, at the northwest corner of Lots No. 16 on the map of Radnor Places, as of record in Book 421, Page 58, Register's Office for said County; thence with the southerly margin of said Terrace, westwardly 50 feet, more or less to the northeast corner of the property conveyed to Harvey Hughes and wife, by deed from J.E. Barkesdale and wife, of record in Book 1194, Page 468, said Register's Office; thence with said Hughes' westerly line, southwardly 179.5 feet, more or less, to said Hughes' southwest corner; thence eastwardly 50 feet, more or less, to the southwest corner of said lot No. 16, northwardly 179.5 feet to the beginning.

Being the same property conveyed to Meliton Hernandez Reyes by Quitclaim Deed from Morrison Heating and Air Conditioning Services, Inc., dated 11/15/2011 and recorded 05/11/2011, of record in Instrument 201205110041060, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 427 McClellan Ave., Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of March, 2021.

Meliton Reyes Hernandez

State of ~~Tennessee~~ California
County of ~~Sumner~~ Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meliton Reyes Hernandez, the bargainor(s), ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of March, 2021.

Jennifer Choyce

Notary Public:
My Commission Expires: October 15, 2024

JENNIFER CHOYCE
Notary Public - California
Santa Clara County
Commission # 2333649
My Comm. Expires Oct 15, 2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

