WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.10.2024
(AFFIX SEAL)

RACHEL R. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

G-SB-VRES-21-3817

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 656689 DEEDWARR
06/15/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210615-0080189

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Alyssa Gorman	New Owner	
(NAME)	(NAME)	074-16-0-134.00
3817 Bonnacreek Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **JERNIE REBEKAH TALLES MILLAN AND FERNANDO RAPHAEL LLANA, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSSA GORMAN, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 344 on the Plan of Section Three, Hermitage Hills of record in Plat Book 2900, Page 97, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 344 fronts 80.0 feet on the Southerly side of Bonnacreek Drive and extends back 152.6 feet on the Westerly line and 150.3 feet on the Easterly line to a dead line, measuring 80.0 feet thereon.

Being the same property conveyed to Jernie Rebekah Talles Millan and Fernando Raphael Llana, Joint Tenants by Warranty deed from Todd Mays, individual and James L. Crosslin and Heidi F. Crosslin, husband and wife of record in Instrument No: 20181129-0116628 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on November 29, 2018, and Scrivener's Affidavit recorded on january 25, 2019, in Instrument No. 20190125-0007522.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3097, Page 413, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3097, Page 413, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3817 Bonnacreek Drive, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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/our hand(s) this the 10th DAY OF JUNE, 2021.

Jernie Rebekah Talles Millan
Jernie Rebekah Talles Millan

Fernando Raphael Llana
Fernando Raphael Llana

STATE OF Florida
COUNTY OF Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERNIE REBEKAH TALLES MILLAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: Jul 24, 2023
(SEAL)

TAYLOR PEACOCK
Notary Public - State of Florida
Commission # GG 358321
My Comm. Expires Jul 24, 2023
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Alachua

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

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: Jul 24, 2023
(SEAL)

TAYLOR PEACOCK
Notary Public - State of Florida
Commission # GG 358321
My Comm. Expires Jul 24, 2023
Bonded through National Notary Assn.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

