Karen Johnson Davidson County
Batch# 726188 DEEDWARR
09/29/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210929-0130804

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 8-19-24

(AFFIX SEAL)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Columbia Partners	OWNER	091-13-0-017.00
(NAME)	(NAME)	
3704 Hobbs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gerardo Hernandez Contreras and Sandra Hernandez, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Columbia Partners,** 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 Lot No. 8 of Block "E" on the map of Crolywood Subdivision, Section Two of record in Plat Book 1130, Page 100, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 8 fronts 60 feet on the northerly side of Columbia Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Gerardo Hernandez Contreras and Sandra Hernandez, husband and wife by deed of record in Instrument No. 20090610-0053916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 6330 Columbia Ave., Nashville, TN 37209
(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/our hands this 27th day of September, 2021.

Gerardo Hernandez Contreras
Gerardo Hernandez Contreras

Sandra Hernandez
Sandra Hernandez

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gerardo Hernandez Contreras and Sandra Hernandez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2021.

Notary Public
My Commission Expires: 8-19-24

File No.: 22484

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9|27|2021 (date of document).

Kelsie Holloway

Affiant Signature

9|28|2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of September, 2021.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2|20|23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY