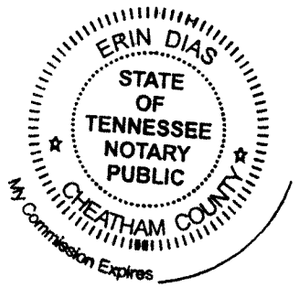
Karen Johnson Davidson County
Batch# 731882 DEEDWARR
10/08/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211008-0135520



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 5 day of October, 2021.

Notary Public

My commission expires: 8-7-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benito Hernandez Perez	**First National Bank of America**	**14716010600**
368 Fairlane Dr	**231 EAST SAGINAW**	
Nashville, TN 37211	**EAST LANSING, MI 48823**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 368 Fairlane Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benito Hernandez Perez & Veronica Badillo Hernandez, HUSBAND AND WIFE AS JOINT TENANTS

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. 327, on the plan of Fairlane Park, Section III, as of record in Plat Book 2331, Page 145-146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 368 Fairlane Dr Trust, by Warranty Deed from Robert E. Netherton, a married man, dated May 13, 2021, of record in Instrument No. 20210521-0069493, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert E. Netherton, married, by Warranty Deed from William C. VanFleet and wife, Mary C. VanFleet, dated April 27, 1995, of record in Book 9660, Page 389, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 368 Fairlane Dr, Nashville, TN 37211.

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 in 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.

_____ Date: 10-5-21

The 368 Fairlane Dr Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 368 FAIRLANE DR TRUST and that he is authorized by THE 368 FAIRLANE DR TRUST to execute this instrument on its behalf.

Witness my hand this 5 day of **OCTOBER, 2021.**

Erin Dias

Notary Public

My commission expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, Sophia Padgett, 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

10/5/2021.
Date

Sophia Padgett
Affiant Signature

10/5/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of October, 2021.

Erin Dias
Notary's Signature

My Commission Expires: 8-7-24
Date

Notary's Seal (if on paper)

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires