Karen Johnson Davidson County
Batch# 766334 DEEDWARR
12/02/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211202-0160113

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November 2021

Notary Public

My commission expires:

KRISTIN L. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marian Kandes **Adel Kandss**	Pinnacle Bank	**064150A05300CO**
758 Sweetwater Cir	150 3rd Ave S, Suite 1000	
Old Hickory, TN 37138	Nashville, TN 37201	

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,

Ethel Q. Fernandez and Francis Fernandez, a married couple

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

MARIAN KANDES, unmarried, AND ADEL KANDSS, married, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 29, Section Two, Plantation Walk, R8 & R20 Residential P.U.D., of record in Plat Book 7900, Page 858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ethel Q. Fernandez and Francis Fernandez, wife and husband, by Warranty Deed from Corey Justin Ross and Lauren Lilley Ross, husband and wife, dated October 20, 2017, of record in Instrument No. 20171023-0108528, 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 758 Sweetwater Cir, Old Hickory, TN 37138.

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.

Ethel Q. Fernandez Date: 11/29/21
Ethel Q. Fernandez

Francis Fernandez Date: 11/29/21
Francis Fernandez

STATE OF California

COUNTY OF Stanislaus

Personally appeared before me, a Notary Public of said County and State, Ethel Q. Fernandez and Francis Fernandez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 04/11/2023

RAYMOND CASTILLO II
Notary Public - California
Stanislaus County
Commission # 2284873
My Comm. Expires Apr 11, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 30, 2021.

J. Carlton Drumwright

November 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 30, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY