WARRANTY DEED

Karen Johnson Davidson County
Batch# 815514 DEEDWARR
03/04/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20220304-0024949

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00.

Affiant

Subscribed and sworn to me on 02/17/22.

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Derrick Sandoval 311 Mosley Drive Brentwood, TN 37027	SAME AS NEW OWNER	052 12 0 092.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harold R. Render, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Derrick Sandoval, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Reserved Parcel "B" on the Plan of Sequoia , Valley Subdivision, Section II, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Reserved Parcel B: Said Parcel fronts 60.0 feet on the northerly margin of Apache Lane and runs back 236.5 feet on the westerly line and 175.0 feet on the easterly line to a rear line which measures 80.8 feet.
>
> Being part of the same property conveyed to Harold R. Render, a married man, by Quit Claim Deed from Patricia Ann Render, of record in Instrument No. 20160706-0068996, in the Register's Office of Davidson County, Tennessee, dated July 5, 2016 and recorded on July 6, 2016.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> This is unimproved property known as 0 Apache Lane, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 02/17/22.

Harold R. Render

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/17/22, before me personally appeared Harold R. Render, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his/ her free act and deed.

Witness my hand and official seal on 02/17/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 on February 17, 2022.

Signature 02/17/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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