Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 950240 DEEDWARR
12/12/2022 09:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20221212-0128569

\NTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-111760

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan Gurrentz	Jordan Gurrentz	
(NAME) 406 Lemont Drive	(NAME) 406 Lemont Drive	061-05-0A-019-00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAUL CERVANTES GARCIA AND JESSICA M. CERVANTES, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JORDAN GURRENTZ, an unmarried man, 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 Unit No. 38, as created and established by the Master Deed and By-Laws for Phase II, Poplar Glen, a horizontal property regime, of record in Book 7534, Page 591, as amended in Book 7548, Page 612, and Book 8036, Page 175, in the Register's Office for Davidson County, Tennessee, and as shown and described on the Condominium Site Plan, Phase II, Poplar Glen, of record in Book 6900, Page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7654, Page 439, said Register's Office to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Saul Cervantes Garcia and Jessica Redmond, husband and wife and Stephen E. Goins, a married man, tenants in common with the right of survivorship by Warranty Deed from Sandra M. Kelsey, an unmarried woman, dated 12/06/2016, of record in Instrument 20170103-0000143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Saul Cervantes Garcia and Jessica M. Cervantes, husband and wife by Quitclaim Deed from Saul Cervantes Garcia and Jessica Redmond, NKA Jessica M. Cervantes, husband and wife, and Stephen E. Goins, a married man, tenants in common with right of survivorship, dated 03/28/2022, of record in Instrument 20220413-0042640, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 406 Lemont Drive, Nashville, TN 37216
(House No.) (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 hand(s) this the 7th day of December, 2022

Saul Cervantes Garcia

Jessica M Cervantes by ____, Attorney in fact
Jessica M. Cervantes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Saul Cervantes Garcia, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2022.

Notary Public

My Commission Expires: 4/20/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of December, 2022, before me personally appeared Saul Cervantes Garcia to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jessica M. Cervantes and who acknowledged she executed the same as the free act and deed of the said Jessica M. Cervantes.

Witness my hand and official seal, this the 7th day of December, 2022.

Notary Public

My Commission Expires: 4/20/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)