Karen Johnson Davidson County
Batch# 970134 DEEDWARR
02/13/2023 10:59:58 AM 2 pgs
Fees: $13.00 Taxes: $1,509.60
20230213-0010283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

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

07-NSH22-05321

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jason Santana and Kelsey Santana 2981 Harbor Lights Dr. Nashville, TN 37217	New Owner	136 05 0A 072.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Michael Runa and Lilia Rochel, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason Santana and Kelsey Santana, husband and wife**, hereinafter called the Grantees, their successors 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. 121 on the Plan of Bayview Estates, Phase Two (A Planned Unit Development) of record in Plat at Instrument No. 20000609-0057633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Michael Runa, a married man, by Warranty Deed from Quanda Kimbrough, a married man, of record in Instrument No. 20201005-0114916, Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on October 05, 2020. (Value of consideration shown in aforementioned deed $299,900.00.)

Being the same property conveyed to Brandon Michael Runa and Lilia Rochel, husband and wife, by Quitclaim Deed from Brandon Michael Runa, a married man, of record in Instrument No. 20201005-0114918, Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on October 05, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2981 Harbor Lights Dr., Nashville, TN 37217**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 3rd day of February, 2023

Brandon Michael Runa

Lilia Rochel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February, 2023, before me personally appeared Brandon Michael Runa and Lilia Rochel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal at Franklin, Tennessee, this 3rd day of February, 2023.

Notary Public

My Commission Expires: 06. 14. 25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON