Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
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Bill Garrett Davidson County
Batch# 94294 DEEDWARR
05/18/2018 10:19:30 AM 6 pgs
Fees: $33.00 Taxes: $629.00
20180518-0047718

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 11 day of May, 2018, by and between **SHANNON B. YOUNG**, a single man, hereinafter known and referred to as **GRANTOR**, and **JESSICA GUZMAN**, a single woman, hereinafter known and referred to as **GRANTEE**, whose tax mailing address is 625 Country Meadow Court, Antioch, TN 37013;

W I T N E S S E T H :

For and in consideration of the sum of One Hundred Seventy Thousand Dollars ($170,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between SHANNON B. YOUNG, a single man, as Grantor, and JESSICA GUZMAN, a single woman, as Grantee.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

SHANNON B. YOUNG

GRANTOR

STATE OF VA)
Fairfax COUNTY)

The undersigned, a Notary, does certify that on this 15th day of May, 2018, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **SHANNON B. YOUNG.**

Notary Public
My Commission Expires: 07/31/2019

DOROTHY SARKER
COMMONWEALTH
#7633505
MY COMM
EXPIRES
JULY 31, 2019
OF VIRGINIA
NOTARY PUBLIC

Attached to and becoming a part of Deed between SHANNON B. YOUNG, a single man, as Grantor, and JESSICA GUZMAN, a single woman, as Grantee.

IN THIS OATH OF VALUE, I, as Grantor hereby swear or affirm that the actual consideration for this transfer is One Hundred Seventy Thousand Dollars ($170,000.00), to the best of Grantors' knowledge, information and belief.

SHANNON B. YOUNG

AFFIANT

STATE OF NA)
)
Fairfax COUNTY)

The undersigned, a Notary Public, does certify that on this 15th day of May, 2018, the foregoing was produced to me and was sworn to, acknowledged and delivered by **SHANNON B. YOUNG.**

Notary Public
My Commission Expires: 07/31/2019

DOROTHY SARKER
COMMONWEALTH
#7633505
MY COMM
EXPIRES
JULY 31, 2019
OF VIRGINIA
NOTARY PUBLIC

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Jessica Guzman
625 Country Meadow Court
Antioch, TN 37013

Property Owner and Address:
Jessica Guzman
625 Country Meadow Court
Antioch, TN 37013

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of The Country Section V, as of record in Plat Book 5200, Page 272, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to SHANNON B. YOUNG, a single man, from RANDALL HUNLEY, married, by virtue of a deed dated March 23, 2007, recorded March 28, 2007, as Instrument No. 20070328-0037155 County of Davidson, State of Tennessee.

Assessor's Parcel No: 150 07 0 193.00

True Copy Certification

I, **John Janeway**, 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.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE