Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

#13560

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Jean-Philippe Eyelle Louis	The Mortgage Firm Inc.	164160a10300co
(NAME)	(NAME)	
1612 Soulshine Place	921 Douglas Ave #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Altamonte Springs FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert R. Juarez Jr. and Marissa Luera,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Jean-Philippe and Eyelle Louis, husband and wife,** 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:

Being Lot No. 67, on the plan of Section Four, Meadow Woods, as the same appears of record in Instrument No. 20010605-0058115, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Robert R. Juarez, Jr. a married man, by deed of record in Instrument No. 20160310-0023261, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Marissa Luera joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Robert R. Juarez, Jr. and Marissa Luera by Laurie Damewood as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20181210-0119936, in the Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 172202 DEEDWARR
12/10/2018 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20181210-0119937

unimproved ☐

This is improved ☑ property, known as 1612 Soulshine Place, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 7th day of December, 2018.

Robert R Juarez Jr by Laurie Damewood his atty in fact

Marissa Luera by Laurie Damewood her atty in fact

Robert R. Juarez, Jr. by Laurie Damewood, his attorney in fact Marissa Luera by Laurie Damewood, her attorney in fact

State of Tennessee
County of ~~Davidson~~ Wilson

On this the 3rd day of December, 2018, before me personally appeared Laurie Damewood, the person who executed the foregoing instrument on behalf of Robert R. Juarez, Jr. and Marissa Luera and who acknowledged that she executed the same as the free act and deed of the said Robert R. Juarez, Jr and Marissa Luera, through Power of Attorney granted her by the said Robert R. Juarez, Jr. and Marissa Luera.

Notary Public
Commission Expires:

WITNESS my hand and seal this 7th day of December, 2018.

WILLIAM BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019