This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3304

Karen Y Johnson Davidson County
Batch# 176325 DEEDWARR
12/20/2018 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20181220-0123827

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $223,000.00

Nicolette Cole
Affiant

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Subscribed and sworn to before me, this the 17th day of December, 2018

Jennifer Chandler-Cole
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zakiyah Williams 4217 Kevinwood Court Antioch, TN 37013	Zakiyah Williams c/o Pinnacle Bank 150 3rd Ave S #900 Nashville, TN 37201	163-01-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Roberto C. Melgar, and Karla P. Flores, Husband and Wife** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Zakiyah Williams, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 8 on the Plan of Hickory Highland Place - Phase 2 of record in Plat Book 9700, Page 681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Diohicio Rivera and Roberto C. Melgar, both unmarried to Roberto C. Melgar and wife, Karla P. Flores, as joint tenants with right of survivorship, as recorded on the 16th day of December, 2005 in Instrument No. 20051216-0151096 and Warranty Deed from The Tennessee Land Trust to Diohicio Rivera and Roberto C. Melgar, both unmarried, as recorded on the 1st day of July, 2005 in Instrument No. 20050701-0076291, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4217 Kevinwood Court, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2019 and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2018.

GRANTOR:

Roberto C. Melgar

Karla P. Flores

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roberto C. Melgar and Karla P. Flores, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2018.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

201812200123827

Certificate of Authenticity

I, Jennifer Chandler- Cole 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

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

