WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180066 DEEDWARR
01/03/2019 10:29:50 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20190103-0000656

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279900.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 21st DAY OF December, 2018

Notary Public

MY COMMISSION EXPIRES: 6/13/2022
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Azarius Yanez and Jenesis Negron	First Tennessee Bank, NA	97-8-81.00
6044 Port Anadarko Trail	165 Madison Avenue	
Hermitage, TN 37076	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Mark A. Krysiuk and Anne M. Krysiuk, husband and wife,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Azarius Yanez and Jenesis Negron, 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:

Land in Davidson County, Tennessee, being Lot No. 292, on the Plan of Lake Park, Section Thirteen, as of record in Plat Book 4955, Page 97 (erroneously shown as page 37 on prior deed), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark A. Krysiuk and Anne M. Krysiuk, husband and wife, by Warranty Deed from Ridgley Allen and wife, Deborah Allen, dated 07/31/2014 and filed for record on 08/05/2014 of record in Instrument No. 20140805-0070229, said Register's Office for said County.

This instrument is executed on behalf of Mark A. Krysiuk and Anne M. Krysik, by their lawful attorney in fact, April Rose Krysiuk, pursuant to the power and authority vested in her by Instrument Number 20190103-0000641 **Register's Office of Davidson County, Tennessee.**

This is: Unimproved ( )
Improved (X) Property, known as **6044 Port Anadarko Trail, Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hand on this the 20th day of December, 2018.

Mark A Krysiuk by April Rose Krysiuk
Attorney in Fact
Mark A. Krysiuk, by April Rose Krysiuk,
Attorney in Fact

Anne M Krysiuk by April Rose Krysiuk
Attorney in Fact
Anne M. Krysiuk, by April Rose Krysiuk,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **April Rose Krysiuk** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2018.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 20th day of December, 2018, before me personally appeared April Rose Krysiuk to me known to be the person who executed the foregoing instrument on behalf of Mark A Krysiuk as his Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Mark A Krysiuk.

Witness my hand and official seal at Hendersonville, TN, this the 20th day of December, 2018.

My Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 20th day of December, 2018, before me personally appeared April Rose Krysiuk to me known to be the person who executed the foregoing instrument on behalf of Anne M Krysiuk as her Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Anne M. Krysiuk.

Witness my hand and official seal at Hendersonville, TN, this the 20th day of December, 2018.

My Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY