Karen Johnson Davidson County
Batch# 194077 DEEDWARR
02/11/2019 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $395.90
20190211-0012718

WARRANTY DEED

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 1-4-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jorge S Oliva Garcia	First Community Mortgage, Inc.	165 05 0A 021.00
(NAME)	(NAME)	
113 Oceanfront Circle North	262 Robert Rose Dr., Suite 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Komlanvi Atsu and Adjovi Kodjo-Atsu f/k/a Adjovi Kodjo, husband and wife** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jorge S Oliva Garcia, single man**, 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. 21 on the Plan of Section 1, Phase 1, South Shore, a planned unit development, as shown on plat of record in Instrument No. 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded an unrecorded.

Being the same property conveyed to Komlanvi Atsu and Adjovi Kodjo by Warranty Deed from Ruth B. Freeman, Executrix dated August 28, 2008 and recorded September 9, 2008 as Instrument No. 20080909-0092180, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 113 Oceanfront Circle North, Antioch, TN 37013

File Number: MFR-1900009FC

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. 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 hands this 7 day of FEBRUARY, 2019

Komlanvi Atsu
Komlanvi Atsu

Adjovi Kodjo Atsu
Adjovi Kodjo-Atsu

STATE OF VIRGINIA

COUNTY OF NORFOLK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Komlanvi Atsu and Adjovi Kodjo-Atsu, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th th of ~~January~~ FEBRUARY, 2019.

Notary Public

My Commission Expires: 08/31/2021

(SEAL)

PATRICK ISAACS
NOTARY PUBLIC
REGISTRATION # 7735300
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
AUGUST 31, 2021

File Number: MFR-1900009FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019