Karen Johnson Davidson County
Batch# 216511 DEEDWARR
04/11/2019 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20190411-0033131

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to:
Jamilliah Pruitt
2109 Candlebrook Court, Madison, TN 37115

Order Number: 186822TN

186822 TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Arthur R. Arcinas and Natividad M. Arcinas, Husband and Wife**, for Two Hundred Thousand Dollars and 00/100 ($200,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Jamilliah Pruitt, an unmarried woman**, whose address is 2109 Candlebrook Court, Madison, TN 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for said County, to which reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 521 12 A 9.00 CO
Street address of property: 2109 Candlebrook Court, Madison, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20040602-0064874 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Jamilliah Pruitt, 2109 Candlebrook Court, Madison, TN 37115

Signed this 9th day of April, 2019.

Signature of Grantor(s):

Arthur R. Arcinas

Natividad M. Arcinas

STATE OF Tennessee, COUNTY OF Sumner, SS:

BE IT REMEMBERED That on this 9th day of April, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Arthur R. Arcinas and Natividad M. Arcinas, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Property Address: 2109 Candlebrook Court, Madison, TN 37115
Tax Parcel: 521 12 A 9.00 CO

Oath of Consideration

I or we, Arthur R. Arcuas & Natividad A. Arcuas the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 9 day of April, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 9th day of April, 2019.

Notary Public

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Joseph Ford, 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 FL

County of Hillsborough

Personally appeared before me, Christopher Howell, a notary public for this county and state, Joseph Ford 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: 12/21/2021
Notary' Seal (if on paper)

CHRISTOPHER MICHAEL HOWELL
MY COMMISSION # GG 136594
EXPIRES: December 21, 2021
Bonded Thru Notary Public Underwriters