Karen Johnson Davidson County
Batch# 290758 DEEDWARR
09/25/2019 09:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190925-0097272

WHEN RECOREDED MAIL TO: Transtar National Title
2301 W. PLANO PARKWAY, SUITE 105
PLANO, TX 75075
File # 442682

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 10 SE CENTRAL PKWY, STE 325, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHERIE PIRTLE AND CORNICK WHITESIDE	CHERIE PIRTLE AND CORNICK WHITESIDE	83MI190605411
6829 HICKORY RIM CT ANTIOCH, TN 37013	6829 HICKORY RIM CT ANTIOCH, TN 37013	

EXEMPT: Transfer between spouses – Tenn Code Sect 67-4-409(3)(A)(i)

For good consideration, I (We) **CHERIE PIRTLE-WHITESIDE, MARRIED** whose mailing address is 6829 HICKORY RIM CT, ANTIOCH, TN 37013, hereby bargain, deed and convey to **CHERIE PIRTLE-WHITESIDE AND CORNICK WHITESIDE, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 6829 HICKORY RIM CT, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON AND STATE OF TENNESSEE BOUNDED AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NO. 104, ON THE FINAL PLAT OF THE ESTATES OF HICKORY WOODS, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT INSTRUMENT NO. 20010412-0036163, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Being the same property as transferred by deed dated 02/20/2015, recorded 02/26/2015, from Erin C. Ugboaja and husband, Kanayo C. Ugboaja, to Cherie Pirtle-Whiteside, married, her heirs and assigns, forever, recorded as Instrument #: 20150226-0016625.

APN: 83MI190605411

Property Address: 6829 HICKORY RIM CT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 2nd day of July 2019.

Cherie Pirtle Whiteside

CHERIE PIRTLE-WHITESIDE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 2nd day of July 2019, before me personally appeared **CHERIE PIRTLE-WHITESIDE**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5-17-2020

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $~~244,100.00~~ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cherie Pirtle Whiteside

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 2nd day of July, 2019.

Notary Public
My Commission Expires: 5-17-2020

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and address for person(s) responsible for taxes:
CHERIE PIRTLE-WHITESIDE AND CORNICK WHITESIDE
6829 HICKORY RIM CT
ANTIOCH, TN 37013

Name and Address of property owner:
CHERIE PIRTLE-WHITESIDE AND CORNICK WHITESIDE
6829 HICKORY RIM CT
ANTIOCH, TN 37013

I, Heather Gallant, 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.

Heather Gallant

State of Texas

County of Collin

Personally appeared before me, Gena Stofa, a notary republic for this county and state, Heather Gallant who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 3-1-2020

Notary's Seal (If on paper)

NOTARY PUBLIC STATE OF TEXAS
GENA H STOFA
Notary ID # 5832575
My Commission Expires
March 1, 2020