Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr, 290
Brentwood, TN 37027
B19-2400

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2019

Notary Public

Commission Expires: _____

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-20

Karen Johnson Davidson County
Batch# 304204 DEEDWARR
10/22/2019 01:37:09 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20191022-0108272

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aristidis Howard Sirinakis and Ashley Jaclyn Sirinakis 4952 Alexis Drive Antioch, TN 37013	new owners	173-04-0A-178.00-CO

WARRANTY DEED

FOR AND IN 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,

Cindy Hernandez and Brandon Bradley, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aristidis Howard Sirinakis and Ashley Jaclyn Sirinakis, 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. 178 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page 432 through 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cindy Hernandez and Brandon Bradley, wife and husband by Warranty deed from Maurice A. Mitchell and Donna Mitchell, husband and wife of record in Instrument No. 20160907-0093918 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on September 07, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4952 Alexis Drive, Antioch, TN 37013

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 so 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

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-19-4952

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

Dated this the 17th day of October, 2019.

Cindy Hernandez

Brandon Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cindy Hernandez and Brandon Bradley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2019.

Notary Public
My Commission Expires: 2-27-21

