Karen Johnson Davidson County
Batch# 346238 DEEDWARR
01/22/2020 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20200122-0007862

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$309,900.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2020.

Notary Public

My commission expires: 9/18/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brent Perez	Cardinal Financial	**164-10-0A-355.00**
2528 Skyfalls Way	PO Box 961292	
Antioch, TN 37013	Ft. Worth, TX 76161	

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,

Brandon S. Dorsett and Bailey B. Dorsett, husband and wife as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent Perez, an unmarried man and Lauren Sherwood, an unmarried woman as joint tenants with rights of survivorship

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. 313 on the Plan of Final Plat of Village Six, Summerfield Subdivision of record in Plat at Instrument No. 20060928-0120376, 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 Brandon S. Dorsett and Bailey B. Dorsett, husband and wife as joint tenants by Quitclaim deed from Brandon S. Dorsett A/K/A Brandon Dorsett and Bailey B. Dorsett F/K/A Bailey Brown, husband and wife who acquired title as an unmarried man and an unmarried woman of record in Instrument No. 20190702-0064792 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on July 02, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **2528 Skyfalls Way, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 21st day of January, 2020.

Brandon S. Dorsett

Bailey B. Dorsett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Brandon S. Dorsett and Bailey B. Dorsett**, the bargainor(s) 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, at office, this **21st** day of **January, 2020.**

Notary Public

My Commission Expires: 10-3-23

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, KATHY LEE, 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 Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON