This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 366833 DEEDWARR
03/04/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20200304-0024309

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $259,000

Jill M Nelly
Affiant Signature

Subscribed and sworn to before me on this the 2nd day of March, 2020.

Christy Michelle Jones
Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Sydney Roberson
2121 Blake Drive
Antioch TN 37013
SEND TAX BILLS TO:
Sydney Roberson
2121 Blake Drive
Antioch TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 173110A02900C0

WARRANTY DEED

20NT00161

Effective the 2nd day of March, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Shier, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sydney Roberson and Cory Roberson, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section One, Stanford Village of record in Instrument No. 200002040012060 and 200002040012061, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Shier, unmarried, by Warranty Deed from \Patrick J. Webb and wife, Brittany A. Webb, dated 06/07/2006 and recorded 06/12/2006 in Instrument No. 20060612-0069351, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2121 Blake Dr, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 2 day of March, 2020..

James I Shier
James Shier

ALICIA RENE PADILLA
Notary Public - California
Marin County
Commission # 2275924
My Comm. Expires Feb 12, 2023

State of ~~Tennessee~~ ARP California
County of ~~Davidson~~ ARP Marin

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **James Shier,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 2 day of March, 2020.

Alicia Rene Padilla
Notary Public

My commission expires: Feb 12 2023

Maria Liliana Perez Gonzalez by Michael Peiro Perez, Attorney in Fact

State of Tennessee
County of Davidson

On this _____ day of February, 2020, before me personally appeared **Michael Peiro Perez,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Maria Liliana Perez Gonzalez** and who acknowledged that she executed the same as the free act and deed of **Maria Liliana Perez Gonzalez.**

Notary Public

My commission expires: _____

202003040024309

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-[illegible]-2021