PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 401593 DEEDWARR
05/18/2020 10:10:30 AM 2 pgs
Fees: $13.00 Taxes: $791.43
20200518-0051157

W & I Ref: (DM) Title No.: 60968
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Juan Luis DeLa Cruz Cozar 2991 Baby Ruth Lane Antioch, TN 37013	Paramount Residential Mortgage Group, Inc. 1265 Corona Pointe Court, Suite 301 Corona, CA 92879

TAX MAP PARCEL NUMBERS: 16311001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$213,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara J. Zarko Millwood, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Juan Luis DeLa Cruz Cozar, a married man,** hereinafter called the **Grantee**, Grantee's 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. 13 on the Plan of Baby Ruth Lane estates, Section Two, of record in Book 11190, page 102, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Barbara J. Zarko, an unmarried, woman, by Warranty Deed from T. R. Mullins dated January 28, 2002 and recorded on January 28, 2002, of record in Inst. No. 20020128-0011099, Register's Office for Davidson County, Tennessee. The said Barbara J. Zarko is now known as Barbara J. Zarko Millwood.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 11190, page 102, said Register's Office, which Plan shows minimum building setback lines to be determined by Metro Zoning Ordinance, a 20 foot easement for public utility and drainage purposes along the front line of said lot, a 20 foot proposed sewer line extension, with an 8 inch sewer line lying therein, across the middle portion of said lot, a 20 foot public utility and drainage easement along the westerly side line, and a 15 foot by 22 foot easement along the southeasterly front corner of said Lot; Restrictions and use limitations in an instrument of record in Book 11178, page 26, said Register's Office.

This is improved property, known as 2991 Baby Ruth Lane, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2020.

Barbara J. Zarko Millwood

Barbara J. Zarko Millwood

State of Tennessee

County of Davidson

On this 15th day of May, 2020, before me the undersigned authority, personally appeared Barbara J. Zarko Millwood, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $213,900.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2020.

Notary

My Commission Expires: 07/09/2022

MATTHEW C PIETSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY