WARRANTY DEED

Karen Johnson Davidson County
Batch# 419583 DEEDWARR
06/18/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $943.13
20200618-0064798

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dantwan Horton Quineka Myrick	Dantwan Horton	15011018800
(NAME)	(NAME)	
3257 Towne Village Road	3257 Towne Village Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bruce A. Simms and Amber Simms, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dantwan Horton, an unmarried man and Quineka Myrick, 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:

BEING Lot No. 307, on the Plan of Towne Village of the Country, Section 4-A, , as shown by plat of record in Plat Book 6250, Pages 20-21, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bruce A. Simms and Amber Simms, husband and wife by deed from The Estate of Louise Green Vanderwood, dated 11-15-2019 of record in Instrument No. 20191126-0122165, Register's Office for said County.

Restrictions of record in Book 4495, page 859 and Book 6304, page 985, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3257 Towne Village Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 8th day of June, 2020.

Bruce A. Simms by Ashley Partridge Atty-In-fact
Bruce A. Simms
by Ashley Partridge, Attorney -In-Fact

Amber Simms by Ashley Partridge Atty In fact
Amber Simms
by Ashley Partridge, Attorney-In-Fact

State of Tennessee

County of Rutherford

On this 12th day of June, 2020, before me personally appeared Ashley Partridge, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bruce A. Siimms, as his Attorney in Fact, under instrument bearing Book ___, Page ___, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Bruce A. Simms, under said Power of Attorney. Witness my hand and official seal.

202006180064796

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 11-20-21

Notary Public

State of Tennessee

County of Rutherford

202006180064797

On this 12th day of June, 2020, before me personally appeared Ashley Partridge, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amber Simms, as her Attorney in Fact, under instrument bearing Book ___, Page ___, Register's Office, Rutherford County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Amber Simms, under said Power of Attorney. Witness my hand and official seal.

My Commission Expires: 11-20-21

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21