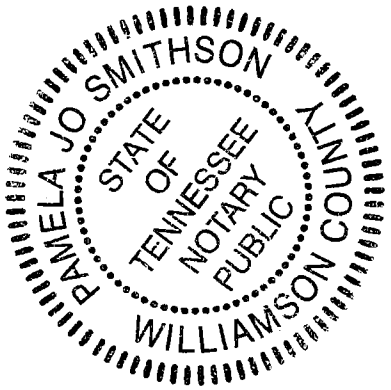
Karen Johnson Davidson County
Batch# 437753 DEEDWARR
07/15/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200715-0077350

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yoennys Valle Cordero	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	
(NAME)	(NAME)	
4813 Barclay Square Drive	PO Box 961292	149 09 0 182.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Fort Worth, TX 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HALEY STANTON, AN UNMARRIED WOMAN, AND AEYSHA KHAN, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YOENNYS VALLE CORDERO, AN UNMARRIED MAN, 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. 79, lying in the 31st Councilmanic District of Davidson County, Tennessee, known as Barclay Square Subdivision, Section III of record in Book 4675, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 79, being a corner lot, fronts 68.82 feet on the Southerly margin of Barclay Square Drive and fronts 53.28 feet on the Westerly margin of Tina Court, said frontage being joined by a curve measuring 37.05 feet. The Westerly line if said Lot No. 79 extends back 108.92 feet where it intersects the Southerly line measuring 107.48 feet thereon.

Being the same property conveyed to Haley Stanton, an unmarried woman and Ayesha Khan, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Morris and

Bell Properties, LLC of record in Instrument No. 20140801-0069103 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on Augsut 01, 2014.

Aeysha Khan was inadvertandly mispelled in the previous Warranty Deed. Correct spelling is Aeysha Khan.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4813 Barclay Square Drive, Antioch, TN 37013
(House No.) (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 hand(s) this the 10th day of July, 2020

Haley Stanton

Aeysha Khan (aka Ayesha Khan)

STATE OF TN
COUNTY OF Williamson

On this the 10th day of July, 2020, before me personally appeared Haley Stanton and Aeysha Khan, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON