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# 438368 DEEDWARR
07/15/2020 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20200715-0077631

State of TN }
County of Sumner }

The actual consideration or value, whichever is greater for this transfer is:$295,000

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of July 2020.

Notary Public

My Commission expires OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

NAME AND ADDRESS OF PROPERTY OWNER:
Waleska Valdez & Joel Interiano
1077 Blairfield Dr.
Antioch TN 37013

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 174110A02000CO

WARRANTY DEED

20NT01836

Effective the 10th Day of July, 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,

Tawntane U. Yates and Ronnie D. Yates Jr, wife and husband
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Waleska Valdez & Joel Interiano, as tenants in common with rights of survivorship

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. 516 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase one of record in Plat at Instrument No. 20000825-0083988, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tawntane U. Yates and Ronnie D. Yates Jr, wife and husband, by Warranty Deed from Vonie F. Chang, married, dated 07/31/2017 and recorded 08/02/2017 as Instrument No. 20170802-0078522, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1077 Blairfield 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 10 day of July, 2020

Tawntane U. Yates

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tawntane U. Yates** 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 person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Ronnie D. Yates, Jr

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ronnie D. Yates, Jr** 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 person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

