This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-7718

Karen Johnson Davidson County
Batch# 441761 DEEDWARR
07/21/2020 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $991.60
20200721-0080222

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2020.

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 9.16.2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samelia Rahsani Johnson Quadeir Belafon Johnson 1361 Maritime Port Antioch, TN 37013	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	164-04-0C-115.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cynthia L. Fernando, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samelia Rashani Johnson and Quadeir Belafon Johnson, Wife and Husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Final Plat, Hamilton Run Subdivision, Phase 1, a Cluster Lot Subdivision of record in Instrument No. 20180510-0044934 and Surveyor's Certificate of Correction in Instrument No. 20180516-0046576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia L. Fernando, a married woman, by Quitclaim Deed from Cynthia L. Fernando and Benjamin W. Upchurch, wife and husband, dated February 28, 2019 and recorded on March 11, 2019, of record in Instrument No. 20190311-0021770, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Cynthia L. Fernando ("Principal") by Pamela Craig, pursuant to the Power of Attorney of record in Instrument No. 20200710-0075533, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1361 Maritime Port, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2020.

GRANTOR:

Cynthia L. Fernando by Pamela Craig, attorney in fact

Cynthia L. Fernando, by Pamela Craig, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela Craig, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Cynthia L. Fernando ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 20th day of July, 2020.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

202007210080222

EXHIBIT "A"
TO Warranty Deed
From: Cynthia L. Fernando
To: Samelia Johnson and Quadeir Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 20th day of July, 2020.

Notary Public
My Commission Expires: _____

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
01-03-2020

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

