WARRANTY DEED

Karen Johnson Davidson County
Batch# 445250 DEEDWARR
07/29/2020 09:07:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20200729-0083160

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.22
(AFFIX SEAL)

REGINA V. SHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Landy Perez Curbeira	SAME	Parcel ID: 043 15 0 289.00
(NAME)	(NAME)	
1027 New Providence Pass		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Meshawn Cook**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Landy Perez Curbeira and Neiby Piloto Montelier, Husband and Wife**, 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. 3 on the Final plat of Providence Place, a Plat which is of record as Instrument No. 20080703-0068717 in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete description thereof.

Being the same property conveyed to MeShawn Cook by Warranty Deed from Reyes Construction, Inc., of record in Instrument No. 20100225-0014559, in the Register's Office of Davidson County, Tennessee, dated February 19, 2010 and recorded on February 25, 2010.

Further, being the same property conveyed to MeShawn Cook by Quitclaim Deed from Stanley Charles Cook (refer to Docket #08D-142 for divorce records), of record in Instrument No. 20180321-0026815, in the Register's Office of Davidson County, Tennessee, dated February 22, 2018 and recorded on March 21, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1027 New Providence Pass, Madison, TN 37115

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 our hands this 28th day of July, 2020

Meshawn Cook

Meshawn Cook

STATE OF TENNESSEE

COUNTY OF Nilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Meshawn Cook, the bargainor, 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.

Witness my hand and official seal, this the 28th of July, 2020.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. 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: 3-8-2021

Notary Seal (if on paper)

ANA LOWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY