Karen Johnson Davidson County
Batch# 455490 DEEDWARR
08/12/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $573.13
20200812-0090266

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Itzel Vejas Laplante	Movement Mtg.	Parcel ID: 149 02 0B 156.00
(NAME) 959 Strand Fleet Drive	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indian Land SC 29707	
(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 this 29th day of July, 2020, I/WE, **Priscilla Juchemich, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Itzel Vejas Laplante, a married woman**, 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. 191-B on the Zone Lot Division of Lots 187 thru 191 and 193 thru 195, Piccadilly Square, Phase II, as of record in Plat Book 6250, Pages 92 thru 94 and in Book 6900, Page 106, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Priscilla Juchemich, by Warranty Deed from H. Joe Loesch and wife, Lois S. Loesch, of record in Book 8209, Page 282, in the Register's Office of Davidson County, Tennessee, dated October 01, 1990 and recorded on October 03, 1990.

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.

This deed being made effective this 29th day of July, 2020.

unimproved ☐
This is improved ☒ property, known as 959 Strand Fleet Drive, 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; 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 ~~29th day of July, 2020.~~ 3rd day of August, 2020 KS

This deed is to be effective on July 29, 2020.

Priscilla Juchemich by Katherine Juchemich

Priscilla Juchemich, by Katherine Juchemich
as her duly appointed Attorney-in-Fact

STATE OF WISCONSIN

COUNTY OF Milwaukee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Katherine Juchemich, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Priscilla Juchemich, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Priscilla Juchemich, for the purposes therein contained.

Witness my hand and official seal, this the ~~29~~ 3rd day of August ~~July~~, 2020.

Notary Public

My Commission Expires: 01/24/2022

(SEAL)

ANTHONY PHILLIPS
Notary Public
State Of Wisconsin

True Copy Certification

I, Shannon Carter, 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 Williamson

Personally appeared before me, Tisha Baldwin, a notary public for this county and state, Shannon Carter, 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: 1·23·23

Notary' Seal (if on paper)

