This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8391-MC

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8391-MC

Karen Johnson Davidson County
Batch# 467093 DEEDWARR
08/31/2020 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20200831-0098496

STATE OF TENNESSEE
COUNTY OF Davidson

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Madeline Greet
Affiant

Subscribed and sworn to before me, this the 27th day of August, 2020.

Rachel Marie Collins
Notary Public
My Commission Expires: 3/6/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Antonio Enriquez and Jose Jesus Enriquez 4924 Olivia Drive Antioch, TN 37013	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Hoover, AL 35244	162-03-0-115.00

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/we, **James Marsh and Julie Roeder-Marsh, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Antonio Enriquez, an unmarried man and Jose Jesus Enriquez, a married man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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. 274 on the Plan of Colewood Acres, Section 4-A of record in Plat Book 4300, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 274 fronts 80 feet on the east margin of Olivia Drive and extends back 128.9 feet on the north line, and 130 feet on the South line, to a line on the rear on which it measures 80 feet.

Being the same property conveyed to James Marsh and wife, Julie Roeder-Marsh by Warranty deed from Christy L. Moss a married woman of record in Instrument No. 20160808-0082439 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 08, 2016.

This is ☒ improved or ☐ unimproved property located at: **4924 Olivia Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 27th day of August, 2020.

GRANTOR:

James Marsh

Julie Roeder-Marsh

STATE OF Wisconsin
COUNTY OF Winnebago

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Marsh and Julie Roeder-Marsh, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2020.

Notary Public
My Commission expires: 4-10-2024



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

