WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

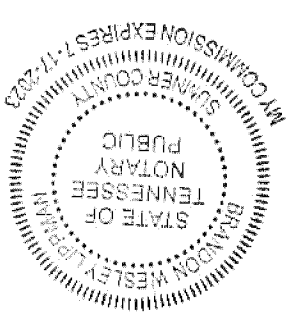
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-07668

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charletta Jordan and Leonardo Solonel Feliz	The Home Loan Expert LLC	
(NAME) 140 Pepper Ridge Circle	(NAME) 1600 S Brentwood Blvd STE 700 Saint Louis, MO 63144	149-05-0A-140.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Seven Thousand Nine Hundred And No/100 Dollars ($187,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMANDA V. MOLINA AND JHENSON MOLINA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLETTA JORDAN AND LEONARDO SOLONEL FELIZ, 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 Unit No. 140 on the plan of condominium site of Phase Five, Pepper Ridge Condominiums, of record in Book 8250, Page 122, and Revision to Phase Five, Pepper Ridge Condominiums of record in Book 8250, Page 162 and Second Revision to Phase Five, Pepper Ridge Condominiums of record in Book 7900, Page 560, Register's Office for said County, to which Plan and Record thereof are incorporated and made a part hereof by reference.

Being the same property conveyed to Amanda V. Molina, a married woman by Warranty deed from Heather M. Wilder and Terry A. Tate, wife and husband of record in Instrument No. 20160630-0066881 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on June 30, 2016.

unimproved ☐
This is improved ☒ property, known as 140 Pepper Ridge Circle, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 468998 DEEDWARR
09/03/2020 08:20:30 AM 2 pgs
Fees: $13.00 Taxes: $695.23
20200903-0100142

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Amanda V. Molina and Jhenson Molina, wife and husband this 31 day of AUG, 2020.

Amanda V. Molina

Jhenson Molina

STATE OF TENNESSEE

COUNTY OF Wilson

I, Dana Loggins, a Notary Public for the of and State of , do hereby certify that Amanda V. Molina and Jhenson Molina, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of August, 2020.

Notary Public

My Commission Expires: 9/18/23

(SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY