Karen Johnson Davidson County
Batch# 470857 DEEDWARR
09/04/2020 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $881.71
20200904-0101331

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maria Leticia Perdono Amaya	Tower Community Bank	Parcel ID: 148 12 0 189.00
(NAME)	(NAME)	
	4564 Main Street	
(ADDRESS)	(ADDRESS)	
4632 Artelia Drive	Jasper TN 37347	
Antioch, TN 37013		
(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, **Sammy Joe Pilkay and wife, Karen Sue Pilkay**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maria Leticia Perdomo Amaya, an unmarried 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. 170 on the Plan of SECTION TWELVE HAZELWOOD, of record in Book 4300, page 143, Register's Office for said County.

Said Lot No. 170 fronts 62.06 feet on the Easterly margin of Artelia Drive and runs back lines 162.80 feet on the Northerly line and 173.50 feet on the Southerly line, which is a broken line, to a dead line in the rear which measures 63.32 feet thereon.

Being the same property conveyed to Sammy Joe Pilkay and wife, Karen Sue Pilkay, by the Warranty Deed from Janice H. Feinstein, unmarried, of record in Book 5953, Page 891, in the Register's Office of Davidson County, Tennessee, dated October 22, 1982 and recorded on October 22, 1982.

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 4632 Artelia 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 1 day of September, 2020

Sammy Joe Pilkay

Karen Sue Pilkay

Karen Sue Pilkay

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sammy Joe Pilkay and Karen Sue Pilkay, 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 1st of September, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Patterson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

