WARRANTY DEED

Karen Johnson Davidson County
Batch# 500234 DEEDWARR
10/22/2020 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20201022-0122811

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON 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)
Eric De Leon and Christine De Leon	RedFin	Parcel ID: 182 12 0A 011.00
(NAME) 7005 Red Apple Road	(NAME) 4795 Regent Blvd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irving, TX 75063	
(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, **Michael D. Church, Jr. and Trina C. Church, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric De Leon and Christine De Leon, a married couple**, 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. 293, on the Section 1, Apple Valley, as shown on the Plat of record in Instrument No. 20020809-0096488 and Surveyor's Certificate of Correction recorded in Instrument No. 20021203-0148635, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Dean Church, by General Warranty Deed from Provident Development Group, LLC, of record in Instrument No. 20031208-0175423, in the Register's Office of Davidson County, Tennessee, dated December 03, 2003 and recorded on December 08, 2003.

Being the same property conveyed to Michael D. Church Jr. and Wife, Trina C. Church, by Quitclaim Deed from Michael Dean Church aka Michael D. Church, Jr., of record in Instrument No. 20070118-0007219, in the Register's Office of Davidson County, Tennessee, dated December 29, 2007 and recorded on January 18, 2007.

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 7005 Red Apple Road, 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 16th day of October, 2020

Michael D. Church, Jr.

Trina C. Church

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, Carla Johnson, a Notary Public in and for said Commonwealth and State aforesaid, do certify that **Michael D. Church, Jr. and Trina C. Church**, husband and wife, whose name is signed to the writing above, bearing date on the16th of October, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of Michael D. Church and Trina C. Church

Given under my hand this the 16th day of October, 2020.

Notary Public

My Commission Expires: September 16, 2023

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY