Karen Johnson Davidson County
Batch# 519462 DEEDWARR
11/20/2020 11:18:36 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20201120-0136778

Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me this 19th day of November, 2020.

CLAIRE R. ULANOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

Claire R. Ulanoff
Notary Public
My commission expires: 7/5/2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher Joseph Janowiak	New Owner	173-06-0B-061.00-C
2335 Somerset Valley Drive		
Antioch, TN 37013		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **James Evans, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Christopher Joseph Janowiak, an unmarried man and Lindsay Marie Galioto, an unmarried woman, Joint Tenants With Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 61, on the Plan of Cambridge Park at Barnes Road Subdivision, Phase One, of record in Instrument No. 20120912-0082696, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Evans, unmarried, by deed from Jason Stevenson, unmarried, of record in Instrument No. 20181214-0122037, Register's Office for Davidson County, Tennessee, and dated December 14, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Cambridge Park at Barnes Road of record in Instrument No. 20120912-0082696 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants for Cambridge Park of record in Instrument No. 20130702-0068358 and amended in Instrument No. 20151208-0123306 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2335 Somerset Valley 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of November, 2020.

James Evans, by Greg Fritz, his attorney in fact

James Evans by Greg Fritz, his Attorney-In-Fact

Jessica Freeman Evans, by Greg Fritz, her attorney in fact

Jessica Freeman Evans, by Greg Fritz, Her Attorney-In-Fact
Who joins in this conveyance for the sole purpose of waiving her marital interest in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of November, 2020, before me personally appeared Greg Fritz 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 James Evans and Jessica Freeman Evans acknowledged that such person executed the same as the free act and deed of James Evans and Jessica Freeman Evans.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/12/23