Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1568

Karen Johnson Davidson County
Batch# 537117 DEEDWARR
12/17/2020 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20201217-0149487

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip N. Yielding, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pablo Servin Martinez** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Final Plat, Clover Glen, Phase 2 and Resubdivision of Open Space 7, Clover Glen, Phase 1A of record in Plat at Instrument No.*, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. *20190221-0015860

Being the same property conveyed to Phillip N. Yielding, an unmarried man by Special Warranty deed from Meritage Homes of Tennessee Inc. an Arizona corporation of record in Instrument No. 20200219-0018283 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 19, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2492 Prairie Hill Drive, Antioch, TN 37013-3580.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Pablo Servin
2492 Prairie Hill Drive
Antioch, TN 37013-3580

RESPONSIBLE FOR TAX PAYMENT
New Owners

TAX MAP-PARCEL #:
182-15-0B-059-00

WITNESS THE EXECUTION HEREOF this 18th day of November, 2020.

Philip N. Yielding

State of Arkansas
County of Craighead

On this 18th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip N. Yielding and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: March 24, 2030

Lindsay Owens
Craighead
NOTARY PUBLIC -- ARKANSAS
My Commission Expires March 24, 2030
Commission No. 12710537

State of Tennessee)
County of ~~Davidson~~) WILLIAMSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 344,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of November, 2020.

Notary Public

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Amanda J. Arthur, 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.

Amanda J. Arthur
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jacob Bush, a notary public for this county and state, Amanda J. Arthur, 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: 2/7/2024

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON