Karen Johnson Davidson County
Batch# 543453 DEEDWARR
12/29/2020 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20201229-0154412

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Melvin Villalobos
4632 Longbranch
Nashville, TN 37013

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 149-05-0-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen L. Prescott and wife, Brenda E. Prescott, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Melvin Villalobos and Alejandra Isabel Mojica Acosta, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section Two, Terragon Trails of record in Plat Book 5050, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 142 fronts 43.26 feet on the Northeasterly margin of Trappers Ridge and extends back 170.83 feet on the Northwesterly line, and 157.69 feet on the Southerly line, to a dead line on the rear which is a broken line on which it measures a total of 166.95 feet.

Being the same property conveyed to Stephen L. Prescott and wife, Brenda E. Prescott by Warranty deed from Michael J. Sullivan and wife, Cynthia M. Sullivan of record in Book 7614, page 775, Register's Office for Davidson County, Tennessee, dated July 28, 1988 and recorded on August 01, 1988.

This is improved property known as: **4813 Trappers Ridge, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 21st day of December, 2020.

WITNESS MY HAND on this the 21st day of December, 2020

Stephen L. Prescott

Brenda E. Prescott

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Stephen L. Prescott and Brenda E. Prescott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of December, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 201297

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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