This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 548950 DEEDWARR
01/06/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20210106-0002917

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 168,000.00

Affiant Signature

Subscribed and sworn to before me on this the 31ST day of December, 2020.

Notary Public
My Commission expires:

ROBERT M. SCHWARTZ
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
February 16, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
MIGUEL L CARUSO
1221 Clubhouse Ln, Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 16216001700

WARRANTY DEED

20NT03564

Effective the 31st day of December, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TERESA WADERKER

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

MIGUEL L CARUSO, UNMARRIED MAN

Hereinafter called the GRANTEES, their 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. 26-A on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31 as of record in Book 6250, page 314, 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 Teresa Waderker, by Quitclaim Deed from Barry Zeitlin and wife, Linda Zeitlin, dated 11/12/2004 and recorded 11/15/2004 as Instrument No. 20041115-0136601, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1221 Clubhouse Ln, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 my hand this the 31st day of December, 2020

Teresa Waderker
TERESA WADERKER

State of ~~TENNESSEE~~ Ohio
County of Warren

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TERESA WADERKER ,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 31st day of December, 2020.

Notary Public
My commission expires: _____

ROBERT M. SCHWARTZ
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
February 16, 2023

202101060002917

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024