Name and Address of New Owner:
Esmeralda L. Mejia
201 Farris Ave
Madison TN 37115
Send Tax Bills To:
Esmeralda L. Mejia
Same

Karen Johnson Davidson County
Batch# 559770 DEEDWARR
01/25/2021 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $699.30
20210125-0010400

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 043-15-0-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Henry Vega**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Esmeralda L. Mejia** unmarried, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lots Numbers 9 and 10 on the Map of Rock Hill Subdivision, Block "A", described according to a survey made by Ewell, Anderson, Surveyor, in August, 1945, as follows:

BEGINNING on the easterly margin of Farris Avenue at a point three hundred feet south of the property conveyed to McHale Farris et ux by deed of record in Book 1344, page 138, Register's Office of Davidson County, Tennessee. Said point is the common corner of lots number 8 and 9; thence with the line between said two lots easterly two hundred feet; thence southwardly one hundred feet to the common corner of lots 10 and 11; thence with the line between said two lots westerly two hundred feet to the easterly margin of Farris Avenue; thence with said avenue northwardly one hundred feet to the beginning.

Being the same property conveyed to Henry Vega by Special Warranty Deed dated November 21, 2003 from AmSouth Bank, recorded December 1, 2003, in Instrument Number 20031201-0172325, in the Official Records of Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of January, 2021.

01/22-2021 (SEAL)
Henry Vega

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of January, 2021, before me personally appeared Henry Vega, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Signature
My commission expires: 6-30-2023

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of January, 2021.

Notary Public
My commission expires: 4-24-2023
File No. 2020-131

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Desiree Sailema, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY