Karen Johnson Davidson County
Batch# 562497 DEEDWARR
01/27/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210127-0012076

WARRANTY DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Megan Lozano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Lozano	New Owner	Map & Parcel 165 13-OA 090.00 CO
(NAME)	(NAME)	
405 Woodfern Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Russell C. Seagraves, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Megan Lozano and Roberto Lozano, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 498, Section Eight on the Plan of Peppertree Forest, a Planned Unit Development, of record in Plat Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Russell C. Seagraves by deed from Kevin L. Harris and wife, Tracy Harris of record in Instrument 20060926-0118795, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to By-Laws of record in Record Book 8757, Page 623, said Register's Office.

This conveyance is subject to Restrictions of record in Record Book 7982, Page 736 and in Book 8757, Page 607 and in Book 9287, Page 698 and in Book 9157, Page 711 and in Book 9004, Page 514 and in Instrument 20030602-0074548, said Register's Office.

This conveyance is subject to Charter of record in Record Book 8757, Page 639, said Register's Office.

This conveyance is subject to restrictions of record in Instrument 20030602-0074548, said Register's Office

Subject to any and all matters and notes on plat of record in Plat Book 7900, Page 652, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐

This is improved ☑ property, known as 405 Woodfern Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 26th day of January, 2021.

Russell C. Seagraves

STATE OF TENNESSEE

COUNTY OF Robertson

On this 26th day of January, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Russell C. Seagraves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6-21-21

Notary Public,

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202101270012076

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY