WARRANTY DEED

Karen Johnson Davidson County
Batch# 580995 DEEDWARR
03/01/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210301-0025852

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 7-18-23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Aracely Deodanes, a Single Woman	Paramount Residential Mortgage Group	163-11-E-14
(NAME)	(NAME)	
2950 Baby Ruth Lane #14	1265 Corona Pointe Crt	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Corona, CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210168

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brittany Townsend** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Aracely Deodanes, a Single Woman** , 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 14, on the Plan of Timber Trace Townhomes, of record in Instrument 20020514-0059199, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Brittany Townsend, an unmarried woman, by Warranty Deed from Shakika Higgins and Edward Higgins, wife and husband, dated March 12, 2020, and filed of record in Instrument No. 20200316-0028706, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 20001122-0115563, amended in Instrument 20010314-0024381, Instrument 20010329-0030062, and Instrument 20020517-0060761, Register's Office for said County; Rights of others in and to common areas and/or elements,, subject to Stormwater Detention Agreement of record in Instrument 20001009-0100177, Register's Office aforesaid, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2950 Baby Ruth Lane #14, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of February, 2021

Brittany Townsend

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brittany Townsend, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of February, 2021.

Notary Public
My Commission Expires: 7-18-23

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, **Kimberly Minter,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Sheila Reburn,** a notary public for this county and state, **Kimberly Minter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-27-21

Notary Seal

