WARRANTY DEED

Karen Johnson Davidson County
Batch# 614349 DEEDWARR
04/14/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,539.20
20210414-0049601

STATE OF Alabama
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00.

Tyrone A Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2021.

Cynthia Cuzzort
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CYNTHIA CUZZORT
Notary Public, Alabama State At Large
My Commission Expires Mar. 30, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fidencio Andret and Irma Susana Alvarado	Same	Parcel ID: 149 00 0 204.00
(NAME)	(NAME)	
2416 Una Antioch Pike	—	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Tyrone A. Brown and wife, Pat R. Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fidencio Andret and Irma Susana Alvarado**, 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:

Land in the 2nd Civil District of Davidson County, Tennessee, BEING a portion of the J.E. Gwyn farm as shown on the unrecorded survey made by C.K. McLemore on November 11, 1965. Said property being more particularly described as follows:

Beginning in the Northeasterly margin of Antioch Pike along margin of said Antioch Pike south 36 degrees 35 minutes East 266 feet to an iron pin; thence North 57 degrees East 594.9 feet to an iron pin; thence North 68 degrees 45 minutes West 350.5 feet to an iron pin; thence South 54 3/4 degrees West 397 feet to the point of beginning containing 3.08 acres more or less.

Being the same property conveyed to Tyrone A. Brown and wife, Pat R. Jones, by Warranty Deed from Geneva F. Shumate, unmarried, of record in Instrument No. 20060420-0045386, in the Register's Office of Davidson County, Tennessee, dated April 12, 2006 and recorded on April 20, 2006.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2416 Una Antioch Pike, 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; 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 our hands this 9th day of April, 2021

Tyrone A. Brown

Pat R. Jones

STATE OF Alabama

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tyrone A. Brown and wife, Pat R. Jones, 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 and official seal, this the 9th day of April, 2021.

Notary Public

My Commission Expires:

(SEAL)

CYNTHIA CUZZORT
Notary Public, Alabama State At Large
My Commission Expires Mar. 30, 2022

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

