# WARRANTY DEED

Karen Johnson Davidson County
Batch# 618263 DEEDWARR
04/19/2021 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210419-0052145

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~SUMNER~~ Charlotte

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2021

Notary Public

MY COMMISSION EXPIRES: 1-15-2024
(AFFIX SEAL)

Kristine Hill
Comm.#GG947723
Expires: Jan. 15, 2024
Bonded Thru Aaron Notary

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Dwayne Emric Escoffery and Rashonda S. Escoffery | InterLinc Mortgage Services, LLC | Parcel ID: 026-06-0A-042.00-CO |
| (NAME) 131 Canton Court | (NAME) 5875 N. Sam Houston Pkwy. West, Suite 300 | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Houston, TX 77086 | |
| (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, **Joseph B. Osiak, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dwayne Emric Escoffery and Rashonda S. Escoffery, husband and wife**, 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 Davidson County, Tennessee, Being Lot No. 49, on the Plan of The Townhomes at Windsor Green, Phase 1, Section 2, A Planned Unit Development, of record in Instrument No. 20030417-0051548, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made a more complete and accurate detailed description of said lot.

Being the same property conveyed to Joseph B. Osiak, an unmarried person, by Warranty Deed from Walter Howard and Cortney B. Scheiner, both unmarried, of record in Instrument No. 20080227-0019157, in the Register's Office of Davidson County, Tennessee, dated February 26, 2008 and recorded on February 27, 2008.

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 131 Canton Court, Goodlettsville, TN 37072

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 15 day of April, 2021

Joseph B. Osiak

STATE OF Florida

COUNTY OF Charlotte

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph B. Osiak, an unmarried person, 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 15th day of April, 2021.

Notary Public

My Commission Expires:

(SEAL)

Kristine Hill
Comm. # GG947723
Expires: Jan. 15, 2024
Bonded Thru Aaron Notary

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

MTJ-2103741FC

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY