THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $275,000.00 Affiant Subscribed and sworn to before me, this 13th day of April, 2021. Notary Public My Commission Expires: 1/3/23

Karen Johnson Davidson County
Batch# 620106 DEEDWARR
04/21/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210421-0053348

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
John Daniel Valdez 5045 Luker Lane Antioch, TN 37013	New Owner 5045 LUKER LANE ANTIOCH, TN 37013	Tax Parcel ID No. 162-02-0A-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **MICHAEL R. WIELAND and MARY F. REILLY, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JOHN D. VALDEZ, UNMARRIED** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section Two, Spencer Hill, of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL R. WIELAND, A SINGLE MAN and MARY F. REILLY, A SINGLE WOMAN, by deed from JOSEPHINE MAYS, UNMARRIED, of record in Instrument No. 20151214-0125524, dated December 11, 2015, said Register's Office.

This is improved property commonly known as: **5045 Luker Lane, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12 day of April, 2021.

MICHAEL R. WIELAND

Mary F. Reilly
MARY F. REILLY

STATE OF GEORGIA)
)
COUNTY OF GWINNETT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL R. WIELAND and MARY F. REILLY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of APRIL, 2021.

SUSAN C WILL
My Commission Expires
NOTARY PUBLIC
06-27-2023
GWINNETT COUNTY, GEORGIA

Susan C. Will
Notary Public
My Commission Expires: 6/27/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024