WARRANTY DEED

Karen Johnson Davidson County
Batch# 647504 DEEDWARR
06/02/2021 10:54:35 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210602-0073743

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Tera Dorsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: September 30, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ready Signing & Closing Services, LLC, , 3355 Poplar Ave. Ste 110 Memphis, TN 38111

File No.: 2021-0067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shirley D Knight	Shirley D. Knight	150-160a-063.00
(NAME) 3705 Winshore Way	(NAME) 3705 Windshore Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TONDIA L. JOSEPH, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY D KNIGHT, unmarried, 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:

Lot 46, on the Final Plat, resubdivision of Lots 45 & 47 of Windhaven Shores, Section Two, as shown on plat of record in Plat Book 20040907-0107709, Page, in the Register's Office of Davidson County, Tennessee, to which plat references is hereby made for a more particular description of said Land.

Being the same property conveyed to Tondia L. Joseph, by Quit Claim Deed of record at Instrument No. 20190942-0096698 recorded in the Register's Office of Shelby County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3705 Winshore Way, 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 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 13th day of May, 2021.

Tondia L Joseph

State of Tennessee
County of Davidson

Before me personally appeared, Tondia L. Joseph the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory eveidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Signed and sworn to before me the 13th of May, 2021.

Yulanda Pillow
Notary Public

My Commission Expires May 23, 2023

YULANDA PILLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
May 23, 2023
COUNTY OF RUTHERFORD

YULANDA PILLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 23, 2023
COUNTY OF RUTHERFORD