THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 36316-05-2021	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2021. Notary Public My Commission Expires: 4/22/2025 Crystal Johnson State of Tennessee Notary Public Sumner County

WARRANTY DEED

Address New Owner: Susan Rojo Victor Rojo Angulo 3804 Round Rock Drive Antioch, TN 37013	**Send Tax Bills To:** New Owner " "	**Tax Information:** Map and Parcel No.: 17601002800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie E. Farnette, formerly known as Stephanie E. Covington, and Michael F. Farnette, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Susan Rojo and Victor Rojo Angulo, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3804 Round Rock Drive, Antioch, TN 37013.

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 657608 DEEDWARR
06/16/2021 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20210616-0080961

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of June, 2021.

Michael F. Farnette

Stephanie E. Farnette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael F. Farnette and Stephanie E. Farnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the plan of Hickory Woods, Section A, a Planned Unit Development, of record in Book 6900 Page 511, and Surveyor's Certificate of Correction recorded in Book 7582, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie E. Covington and Michael F. Farnette As Joint Tenants with the Right of Survivorship, by Warranty Deed from 3804 Round Rock, Lamp Family Trust and Jason Neal, Trustee, of record in Instrument No. 20090311-0021916 in the Register's Office of Davidson County, Tennessee, dated March 2, 2009 and recorded on March 11, 2009.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 17601002800.
2. All matters appearing on the Plan of record as Plat Book 6900, Page(s) 511 and Surveyor's Certificate of Correction recorded in Book 7582, Page 167, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 7422, Page 301 and Book 7422, Page 235, amendment recorded in Book 9678, Page 187, and Book 9764, Page 44, Register's Office for Davidson County, Tennessee.
4. Certificate of Street Name Change recorded in Book 9997, Page 844, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY