STATE OF TENNESSEE, COUNTY OF KNOX:ss
I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margaret B. Cones, **AFFIANT**

SWORN TO AND SUBSCRIBED BEFORE me
this 28th day of June, 2021

_____, **NOTARY PUBLIC**

My Commission Expires: 07 /27 /2022

STATE OF TENNESSEE NOTARY PUBLIC NOLAN SHARRET Comm. Exp. 7-27-2022 KNOX COUNTY

RESPONSIBLE TAXPAYER:
Marvin A. Cones and Margaret B. Cones
5719 Gleason Drive, Unit 1074
Knoxville, Tennessee 37919

PROPERTY ADDRESS:
1717 Porchrest Way
Antioch, Tennessee 37013

FILE NO.: 21-05009

CLT No.: 164070A16400CO

MAIL TAX NOTICES TO: *SAME AS ABOVE*

PROPERTY OWNER:
Marvin A. Cones and Margaret B. Cones
5719 Gleason Drive, Unit 1074
Knoxville, Tennessee 37919

99doc-21-05009-WD-MCones.doc

THIS INSTRUMENT PREPARED FOR RECORDING BY: Attorney Closing Serv., 9111 Cross Park DR. Bldg. D, Suite 200, Knoxville, TN. 37923

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of June, 2021, by and between GREGORY A. CONES, who covenants that he is a single person,

hereinafter called Grantor,

and MARVIN A. CONES and spouse, MARGARET B. CONES, hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee, as tenants by the entirety, the following described real property, to wit:

LOCATED AND BEING SITUATED in the City of Antioch, the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:
Being all of Lot No. 177, Section Two, Harvest Grove formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING THE SAME property described in the Davidson County Register's Instrument No. 20150127-0007582.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever, as tenants by the entirety.

"Good Deeds Are Our Business"
www.attorneyclosingservice.com

Karen Johnson Davidson County
Batch# 671154 **DEEDWARR**
07/06/2021 12:14:33 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20210706-0090707

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

RESTRICTIONS, EASEMENTS, and BUILDING LINES, including Instrument Nos. 20060628-0077382, 20060519-0059378, 20060726-0090037, 20040707-0080492, 20060830-0107233, and 20140529-0046065;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons claiming by, under and through the Grantor.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN AND 00/100****Dollars ($10.00), and other good and valuable considerations, the receipt and legal sufficiency and adequacy of which are hereby acknowledged.

GRANTOR:

Gregory A. Cones

STATE OF TENNESSEE, COUNTY OF KNOX:ss

On this 28th day of June, 2021, before me personally appeared before me, the undersigned authority, personally appeared Gregory A. Cones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained as his free act and deed.

My Commission Expires: 07/27/2022 , **NOTARY PUBLIC**

NOLAN SHARBEL
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-27-2022
KNOX COUNTY