Karen Johnson Davidson County
Batch# 678575 DEEDWARR
07/16/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210716-0096028

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL) 1/3/23

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward Ascencio Sonya Cox	new owner	14902000600
(NAME)	(NAME)	
2203 Una Antioch Pike		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Barbara H. Mills, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward Ascencio and Sonya Cox, 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. 5 on the plan of Section 1, Willow Meade, of record in Book 4300, page 193, Register's Office for said County.

SAID Lot No. 5, which is a corner lot, fronts 205.00 feet on the northwesterly margin of Una Antioch Pike and fronts 122.49 feet on the northeasterly margin of an unnamed street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 233.65 feet on the northwesterly line and 202.80 feet on the northeasterly line, which is a broken line, to a point of intersection.

Being the same property conveyed to H. Steven Mills and wife, Barbara H. Mills, by deed of record in Book 5182 , Page 903 , Register's Office for Davidson County, Tennessee. H. Steven Mills having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2203 Una Antioch Pike, Antioch, TN 37013
(House Number) (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 my/our hands this 15th day of July, 2021.

Barbara H. Mills

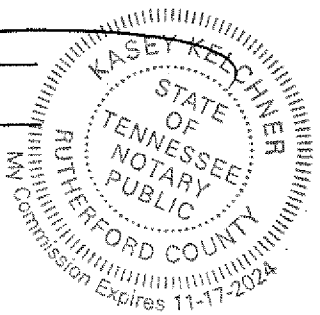
Barbara H. Mills

State of Tennessee
County of Davidson

Personally appeared before me Barbara H. Mills, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2021.

Notary Public
My Commission Expires: _____



File No.: 15746

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2021.

(AFFIANT) – Karen Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY