WARRANTY DEED

Karen Johnson Davidson County
Batch# 689080 DEEDWARR
08/02/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210802-0103823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Ashlee Ply
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF JULY, 2021.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Cindy Calixtro	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 4669 Dowdy Dr	(NAME)	14909005500
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Efrain I Perez and Leticia Saucedo, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cindy Calixtro, unmarried woman** , HEREINAFTER CALLED THE GRANTEE, HER 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. 62 on the Plan of Hazelwood, Section Ten, of record in Book 3842, Page 232, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Efrain I. Perez, a married man, by virtue of that certain Warranty Deed dated September 25, 2003, and being of record at Instrument No. 20060622-0074595 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3842, Page 232, Deed Restrictions recorded at Book 4842, Page 728 and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4669 Dowdy Dr. 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 hand this 30th day of July, 2021.

Efrain I Perez

Efrain I Perez

Leticia Saucedo

Leticia Saucedo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Efrain I Perez and Leticia Saucedo,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22



Certificate of Authenticity

I, HOLLY A MASON, 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 30, 2021.

Affiant Signature

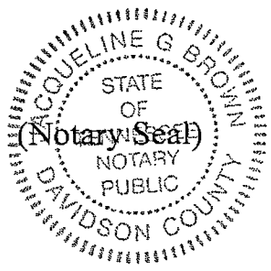
7/30/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

(Notary Seal)



My Commission Expires: 3-8-22