RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-1186-2021

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 691523 DEEDWARR
08/05/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210805-0105629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2021.

NOTARY PUBLIC

My commission expires: 11-5-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ovidio Mejia Diaz<br>510 Maxine Drive<br>Antioch, TN 37013 | Same address as new owner | 173-01-0-248 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($160,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALYSSA HERNDON KINCZKOWSKI (WHO OBTAINED TITLE AS ALYSSA MILLER HERNDON), MARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **OVIDIO E. MEJIA DIAZ, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns forever, Ovidio E. Mejia Diaz that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 17-B, as shown on the map entitled Zone Lot Division, Lots 17 & 18 Monte Carlo - Sec IV, of record in Plat Book 5200, page 778, which amends the plat of record in Plat Book 5800, page 242, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alyssa Miller Herndon, unmarried woman from Eric Sox, a married man and George Brandt, a married man ½ undivided interest each, by Warranty Deed dated 11/21/2017 and recorded 12/18/2017 in Instrument No. 20171218-0128655 and Scrivener's Affidavit of record in Instrument No. 20180108-0002178, Register's Office of said County. Alyssa Miller Herndon is now married to Theodore Kinczkowski and known as Alyssa Herndon Kinczkowski. Theodore Kinczkowski hereby joins in this conveyance to waive any marital rights granted ot a spouse by law, in said property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of July, 2021

GRANTOR(S)

Alyssa Herndon Kinczkowski

Theodore Kinczkowski

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Alyssa Herndon Kinczkowski and Theodore Kinczkowski, 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 and seal, this the 29th day of July, 2021.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2023

**CERTIFICATE OF AUTHENTICITY**

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 7-29-2021.

Affiant
Date: August 4, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY