Karen Johnson Davidson County
Batch# 697542 DEEDWARR
08/13/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210813-0109900

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Daniel Thompson
Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 8.20.2023
File No. G21-13387

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elena Cortez (NAME)	JP Morgan Chase Bank, N.A. (NAME)	34-16-B-1-CO
210 Warren Court (STREET ADDRESS)	PO Box 78420 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Phoenix, AZ 85062-8420 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ciara R. Beyer, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elena Cortez, unmarried,** 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:

Being Unit No. A on the Plan of Homes at 208 Warren Court, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of Description record in Instrument No. 20161116-0120707, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ciara R. Beyer (Mooberry) by Quitclaim Deed dated November 18, 2020 from Caleb Michael Mooberry, recorded November 30, 2020, in Instrument Number 20201130-0139043, in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in Docket No. 20D1037, in the Register's Office for Davidson County, Tennessee. See also previous deed dated September 14, 2018 and recorded September 18, 2018, in Instrument Number 20180918-0092442, in the Register's Office for Davidson County, Tennessee. Ciara R. Beyer and Ciara R. Beyer Moobery being one in the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 210 Warren Court, Old Hickory, TN 37138.

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. Whenever 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 hand(s) this 6th day of August, 2021.

Ciara R. Beyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2021, before me personally appeared Ciara R. Beyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and office, this 6th day of August, 2021.

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires 09-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 August 6, 2021 (date of document).

Affiant Signature

August 10, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 10 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

