Karen Johnson Davidson County
Batch# 698969 DEEDWARR
08/17/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210817-0111230

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF AUGUST, 2021

Notary Public

MY COMMISSION EXPIRES: 7-8-22

(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: David Tamayo | SEND TAX BILLS TO: David Tamayo | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 4845 Cimarron Way | (NAME) 4845 Cimarron Way | 148150047.00 |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (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, , **Marsha Harris, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Tamayo, unmarried man** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 166 on the Plan of Apache Hills Subdivision, Section 3, as of record in Book 4175, Page 9, Regiser's Office for said Count, to which plan reference is here made for a more complete description.**

**Being the same property conveyed to Marsha Harris, an unmarried woman, by virtue of that certain Warranty Deed dated February 12, 2010, and being of record at Instrument No. 20100217-0012066 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 4175, Page 9, Book 4225, Page 657, Book 4361, Page 162 and Book 4454, Page 301 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 4845 Cimarron Way 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 16th day of August, 2021.

**Marsha Harris**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 16th day of August, 2021.

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 August 16th 2021.

Affiant Signature

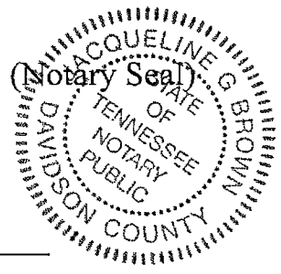
8/16/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)




My Commission Expires: 9-8-22