Karen Johnson Davidson County
Batch# 708211 DEEDWARR
09/01/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20210901-0117744

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

File No. JN-21-1181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Webb	Cross Country Mortgage	
(NAME)	(NAME)	163-11-0A-038.00-CO
411 Oak Forge Drive	6850 Miller Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brecksville. OH 44141	
(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, I/we, **Xavier Lopez and Autumn Lopez, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Webb, unmarried** HEREINAFTER CALLED THE GRANTEE, 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. 38 on the Plan of Bell Forge Village, Third Revision, Section Two of record in Plat Book 6900, Page 250, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry L. Poulsen and wife, Jean M. Poulsen by Warranty deed from James Edward Crocker and William Thomas Crocker and James Edward Crocker, Co-Adminis and William Thomas Cocker, Co-Admin of record in Book 9555, page 158, Register's Office for Davidson County, Tennessee, dated December 21, 1994 and recorded on December 27, 1994.

Being the same property conveyed to Terry L. Poulsen and wife, Jean M. Poulsen, Trustees of the Poulsen Joint Revocable Living Trust Agreement U/A/D March 19, 2002 by Quitclaim deed from Terry L. Poulsen and Jean M. Poulsen, individually of record in Instrument No. 20020402-0039889 Register's Office for Davidson County, Tennessee, dated March 19, 2002 and recorded on April 2, 2002.

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Being the same property conveyed to Robert Marken, a married man by Warranty deed from Terry L. Poulsen and wife, Jean M. Poulsen, Trustees of the Poulsen Joint Revocable Living Trust Agreement U/A/D March 19, 2002 of record in Instrument No. 20191023-0108492 Register's Office for Davidson County, Tennessee, dated October 19, 2019 and recorded on October 23, 2019.

Being the same property conveyed to Xavier Lopez and Autumn Lopez, a married couple by Warranty deed from Robert Marken, a married man of record in Instrument No. 20200827-0097375 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 27, 2020.

This is property more commonly known as 411 Oak Forge Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 20th day of August, 2021.

08-20-2021
Xavier Lopez

08/20/2021
Autumn Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared Xavier Lopez and Autumn Lopez, 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, at office, this 20th day of August, 2021.

Notary Signature
My commission expires:
01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/31/2024 (date of document).

Affiant Signature

08/31/2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31st day of August, 2024.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025