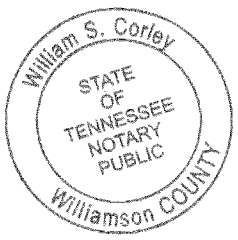
WARRANTY DEED



MST 2021-1655

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2021

Notary Public

MY COMMISSION EXPIRES: 7/19/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nexer Roman Abad	New Owner	175-06-0A-088.00-CO
(NAME)	(NAME)	
5034 Preserve Boulevard		
(ADDRESS)	(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, WE, **Jessica Cymbal and Joshua Cymbal, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nexer F. Roman Abad,** unmarried man, 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:

Land in Davidson County, Tennessee, being all of Lot No. 142 (ONE HUNDRED FORTY TWO) on the plan of Final Plat, Section One, The Preserve at Old Hickory "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Deandra S. Allen, an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20120426-0035866, dated April 20, 2012 and recorded on April 26, 2012, Scrivener's Affidavit recorded June 28, 2012 in Instrument No. 20120628-0056544, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $120,000.00.)

Being the same property conveyed to Jessica Cymbal and Joshua Cymball, wife and husband by Warranty deed from Deandra S. Allen of record in Instrument No. 20200630-0070663 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on June 30, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20060824-0104545, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060824-0104548, supplemented in Instrument No. 20061208-0152023, and amended in Instrument No. 20201120-0137009, Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20201103-0128766 in the Register's Office for Davidson

Karen Johnson Davidson County
Batch# 709786 DEEDWARR
09/03/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210903-0118830

for Davidson County, Tennessee. Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee. Easement(s) to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599, in the Register's Office for Davidson County, Tennessee. Transmission Line Easements of record in Book 2346, Page 378 and Book 4425, Page 582, in the Register's Office for Davidson County, Tennessee. Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20041103-0132562, in the Register's Office for Davidson County, Tennessee. Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087, in the Register's Office for Davidson County, Tennessee.

This property, known as 5034 Preserve Boulevard, 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/our hand(s) this 25th DAY OF AUGUST, 2021.

Jessica Cymbal

Joshua Cymbal

STATE OF Florida

COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jessica Cymbal and Joshua Cymbal, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of August, 2021.

Notary Public

My commission expires: 8/8/2022

Notary Public State of Florida
Ericka A Pagan Cruz
My Commission GG 246726
Expires 08/08/2022

(SEAL)

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 8-25-2021.

Lori Patterson
Affiant
Date: September 1, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY