Karen Johnson Davidson County
Batch# 735574 DEEDWARR
10/13/2021 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211013-0137603

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, **WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-14030

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerry D. LeFlore (NAME)	Mortgage Investors Group (NAME)	149-9-107
204 Manatee Court (STREET ADDRESS)	8320 East Walker Springs Ln Suite 200 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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, **Jose Gilberto Arriaza and Maria B. Arriaza, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry D. LeFlore, an 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:

Being all of Lot 40, as shown on the plan of Section 1, Barclay Square, of record in Plat Book 4460, Page 141, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose Gilberto Arriazo and Maria B. Arriazo by Deed dated March 18, 2015 from Fannie Mae a/ka/a Federal National Mortgage Association organized and existing under the laws of the United States of America, recorded March 23, 2015, in Instrument Number 20150323-0024557, in the Register's Office of Davidson County, Tennessee. The said subdivision was erroneously stated as Barley Square in Instrument No. 20150323-0024557, said Register's Office. Jose Gilberto Arriaza and Jose Gilberto Arriazo is one in the same person. Maria B. Arriaza and Maria B. Arriazo is one in the same person.

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

The 2021 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 204 Manatee Court, Antioch, TN 37013.

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 8th day of October, 2021.

Jose Gilberto Arriaza

Jose Gilberto Arriaza

Maria B Arriaza

Maria B. Arriaza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2021, before me personally appeared Jose Gilberto Arriaza and Maria B. Arriaza, 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 8th day of October, 2021.

Deanna L Cooper

Notary Signature
My commission expires: 6/1/24

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

PREPARED BY AND RETURN TO:

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

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/8/2021.

D. Shayne Adair

10/11/2021

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 **day of** October, **2021.**

April D. Wideman

Notary Public
My Commission Expires: 03/13/2022

