Karen Johnson Davidson County
Batch# 741132 DEEDWARR
10/21/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20211021-0141537

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aaron McCloud	Success Mtg.	Parcel ID: 052 02 0 015.00
(NAME)	(NAME)	
430 Lanier Drive	1200 S. Sheldon Rd, Ste 150	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plymouth, MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alicia I. Diaz, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron McCloud, a married 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 the northerly 8 1/3 feet of Lot No. 16 and all of Lot No. 17 Block, "E" on the Plan of Revised Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 16 and all of Lot No. 17 front together 58 1/3 feet on the Northwesterly said of Lanier Drive and runs back 200 feet to a dead line.

Being the same property conveyed to Alicia I. Diaz, unmarried woman, by Warranty Deed from Steven C. Ruby and wife, Idella M. Ruby, as tenants by the entirety, of record in Instrument No. 20170407-0034354, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 07, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 430 Lanier Drive, Madison, TN 37115

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 our hands this 19th day of October, 2021

Alicia I. Diaz

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

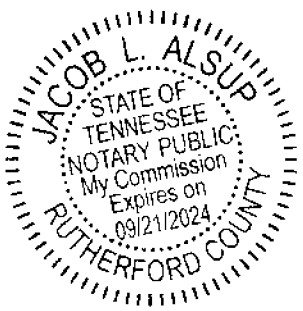
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Alicia I. Diaz**, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2021.

Notary Public

My Commission Expires: September 21, 2024

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 October 19, 2021

Affiant Signature

Date: 10-19-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19 day of October, 20 21

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024