Karen Johnson Davidson County
Batch# 758455 DEEDWARR
11/19/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $926.85
20211119-0154158

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 163160C20400CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Jose Mendez
2218 Smedley Lane
Antioch, TN 37013

SEND TAX BILLS TO:
JOSE MENDEZ
2218 SMEDLEY LN.
ANTIOCH, TN 37013

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SARAH M. BRISTER, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JOSE MENDEZ,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 204, on the Plan of Matlock, Phase 2-A, of record in the Master Deed of Matlock Townhomes recorded at Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599, Instrument No 20070705-0080103 and 20100122-005543 and Instrument No. 20100503-0033517 and 20101216-0099939 and 20111228-0101458, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Sarah M. Brister, a single woman, by Warranty Deed from Autumn Simon nka Balfour and Anthony Balfour, dated October 3, 2014, appearing of record in Instrument No. 20141007-0093031, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2218 Smedley Ln, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 12th day of November, 2021.

Sarah M. Brister

Sarah M. Brister

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sarah M. Brister, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 12th day of November 2021.

Stacie A Thomas

NOTARY PUBLIC

STACIE A. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 01-19-25 RUTHERFORD COUNTY

My Commission Expires: 1-19-25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12 day of November, 2021.

Ashlee Page

NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/08/2022

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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 November 12th, 2021.

Affiant Signature

11/12/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of November, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/06/2025
DAVIDSON COUNTY