Karen Johnson Davidson County
Batch# 760110 DEEDWARR
11/23/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20211123-0155582

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Noemi Hernandez	SEND TAX BILLS TO: NOEMI HERNANDEZ	MAP-PARCEL NUMBERS
(NAME) 3218 COUNTRY HILL RD	(NAME) 3218 COUNTRY HILL RD	150-02-0-341.00
(ADDRESS) ANTIOCH TN 37013	(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, **Anjelica Greene, a married woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noemi Hernandez, unmarried woman** , HEREINAFTER CALLED THE GRANTEE, HIS/HER 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. 35 on the Plan of Harbor Landing Section 2 of record in Plat Book 6250, Page 352, 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 Anjelica Crawford by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20131209-0124812 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on December 09, 2013.

Being the same property conveyed to Anjelica Greene, a married woman by Quitclaim deed from Anjelica Greene (F/K/A Anjelica Crawford) of record in Instrument No. 20180905-0087808 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on September 05, 2018.

Jeremy Greene joins in the conveyance of the above described property to convey any and all marital interest he has as the spouse of Anjelica Greene.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6250, Page 352, corrected in Book 6803, Page 579, Book 6319, Page 65, Easement(s) granted to Davidson county, Department of Water and Sewerage Services of record in Deed of Conveyance Book 8127, Page 741, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 3218 Country Hill Rd. Antioch, TN 37013 (unimproved)
(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 hand this 3 day of November, 2021.

Anjelica Greene

Jeremy Greene

STATE OF Texas
COUNTY OF Harris

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Anjelica Greene and Jeremy Greene**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of November, 2021.

Notary Public
My Commission Expires: 10/20/2024

KRISTINE ANDERSON
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 132738016

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 10th, 2021.

Affiant Signature

11/10/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of November, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22