Karen Johnson Davidson County
Batch# 763483 DEEDWARR
11/30/2021 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211130-0158155

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Jeff M Meador, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Epifanio Gonzalez Lopez, unmarried, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 59 on the Map of Hermitage Hills Subdivision, as shown on plat of record in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Map 075, Group 13, Parcel 171.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Jeff M. Meador by Warranty Deed from Jeff Turner, recorded July 16, 2014 at Instrument No. 20140716-0062570, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to all matters as shown on plat of record in Plat Book 2900, Page 48-49 and subject to restrictions of record in Book 2992, Page 53, Book 2998, Page 231, and Book 3135, Page 106, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2021** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 22nd day of November, 2021.

Jeff M. Meador
Ann B Meador AIF

Jeff M Meador
By: Ann B Meador, as Attorney in Fact

State of Tennessee
County of Sumner

On this the 22nd day of November, 2021, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jeff M Meador by Ann B Meador as Attorney in Fact as evidenced by Limited Power of Attorney of record in Instrument No. 20210908-0120418, Register's Office for Davidson County, Tennessee, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

C. Hunter
Notary Public

JESSICA J HUNTER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

My Commission Expires: 6/7/2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $275,000.00, 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 the 22nd day of November, 2021.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

M&P 07513017100

My Commission Expires: 3.3.2025

MAIL TAX BILLS AND DEED TO:
owner at property address

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Epifanio Gonzalez Lopez
318 Bonnalynn Dr.
Hermitage, TN 37076

File No.: 2113006

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 11/22/21.

Affiant Signature

11/22/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9-8-22