Karen Johnson Davidson County
Batch# 765042 DEEDWARR
12/02/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,447.07
20211202-0159562

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$391,000.00~~. $391,100.00 (AE)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: JUNE 14, 2025
(AFFIX SEAL)

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-02924

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sherene Mary Cherian 165 Lightwood Dr Antioch, TN 37013	Sherene Mary Cherian 165 Lightwood Dr Antioch, TN 37013	174-09-0B-017.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Garrett M Mayfield and Hope D Mayfield, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sherene Mary Cherian, a single person**, hereinafter called the Grantees, their successors 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. 17 on the Plan of Kingsport, Phase 1 of record in Instrument No. 20171117-0118044, as corrected in Instrument No. 20171205-0123987, 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 Garrett M. Mayfield, unmarried, and Hope D. Nix, unmarried, as tenants in common with right of survivorship by Warranty deed from Clayton Properties Group, Inc., a Tennessee corporation of record in Instrument No. 20180711-0066935 Register's Office for Davidson County, Tennessee, dated July 6, 2018 and recorded on July 11, 2018. (Value of consideration shown in aforementioned deed $279,395.00.) Being also known as 165 Lightwood Dr Cane Ridge, Tennessee 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 165 Lightwood Dr, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of November, 2021

Garrett M Mayfield

Hope D Mayfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of November, 2021, before me personally appeared Garrett M Mayfield and Hope D Mayfield, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: September 21, 2024



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 29, 2021.

Custodian's Signature

11/29/21
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-31-24

