Karen Johnson Davidson County
Batch# 767776 DEEDWARR
12/06/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20211206-0161204

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2021.

Notary Public

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

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-03170

Address of New Owner:	Send Tax Bills to:	Tax Information:
Juan Miranda Perez 909 Cointreau Drive Hermitage, TN 37076	Juan Perez 909 Cointreau Dr. Hermitage, TN 37076	075-08-0-203.00

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, **Mary Anna Egan, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Juan Miranda Perez and Maria Miranda Ciprian, married**, 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 situated in Davidson County, Tennessee, and being Lot No. 174, Highlands of Tulip Grove, Section 3, of record in Book 4675, Page 140, Register's Office of Davidson County, Tennessee.

Said Lot No. 174 fronts 85.38 feet on the East side of Cointreau Drive and extends back 180.50 feet on the North line and 138.81 feet on the South line to a broken dead line measuring 105.90 feet thereon.

Being the same property conveyed to Mary Anna Egan by Warranty deed from Ronald E. Petty and wife, Linda Petty of record in Book 8682, page 52, Register's Office for Davidson County, Tennessee, dated June 26, 1992 and recorded on July 23, 1992.

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: 909 Cointreau Drive, Hermitage, TN 37076

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 22 day of November, 2021

Mary Anna Egan

STATE OF ARIZONA

COUNTY OF Pima

On this 22 day of November, 2021, before me personally appeared Mary Anna Egan, 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: 9/23/2024

KRISTA KATHLEEN SCHMIDT
Notary Public - Arizona
Pima County
Commission # 588500
My Comm. Expires Sep 23, 2024

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 24, 2021.

Affiant Signature

11/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th 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