WARRANTY DEED

Karen Johnson Davidson County
Batch# 769393 DEEDWARR
12/07/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20211207-0162229

JM-WR-21-881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 06-05-2025

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-05-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zoraida Ojeda	SAME AS NEW owner	
(NAME)	(NAME)	**042-07-0A-059.00-CO**
881 Heritage Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SILAS MICHAEL LOWE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZORAIDA OJEDA, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 222 on the Plan of Revised Phase Two, Heritage Square of record in Plat Book 5200, Page 378, 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 Silas Michael Lowe, a single man by Warranty deed from G Co Investments LLC of record in Instrument No. 20181231-0125922 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 31, 2018.

This instrument is executed by authority granted in Power of Attorney recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5752, Page 884 and Book 5722, Page 248, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **881 Heritage Circle, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF NOVEMBER, 2021.

Silas Michael Lowe by Chapel Drummond as attorney-in-fact
Silas Michael Lowe
by Chapel Drummond as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chapel Drummond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SILAS MICHAEL LOWE, and who acknowledged he/she/they executed the same as the free act and deed of the said SILAS MICHAEL LOWE.

Witness my hand and official seal, this the 29th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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**.

Affiant Signature

11-29-2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

29th day of **November**, 20 21.

Notary's Signature

My Commission Expires: 4/26/2025

Notary's Seal (if on paper)

