Karen Johnson Davidson County
Batch# 781811 DEEDWARR
12/30/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211230-0171753

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 22, 2024~~ 1-28-24
(AFFIX SEAL)

DAVID THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Ann Chattin and Sawyer Blake Hudson	Highlands Residential Mortgage	Parcel ID: 149 13 0 062.00
(NAME)	(NAME)	
4731 Bowfield Drive	950 W. Bethany Dr., Ste 800	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Allen, TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John J. Mireles and Deborah Louise Mireles, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Ann Chattin and Sawyer Blake Hudson, wife and husband**, hereinafter called the Grantees, their 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. 68 on the Plan of Debra Heights, Section Three, as of record in Book 4175, Page 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John J. Mireles and wife, Cynthia A. Mireles, by Warranty Deed from Charlotte A. Boydston, unmarried, of record in Book 11349, Page 686, in the Register's Office of Davidson County, Tennessee, dated February 18, 1999 and recorded on February 22, 1999. The said Cynthia A. Mireles having since died on November 12, 2016, vesting property to John J. Mireles as the surviving tenant by the entirety.

Being the same property conveyed to John J. Mireles and Deborah Louise Mireles, husband and wife, by Quitclaim deed from John J. Mireles, of record in Instrument No. 20210923-0128218, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 23, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4731 Bowfield Drive, 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 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 our hands this 22nd day of December, 2021

John J. Mireles

Deborah Louise Mireles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **John J. Mireles and Deborah Louise Mireles,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2021.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/22/2024
MAURY COUNTY

Notary Public

My Commission Expires: May 22, 2024

(SEAL)

I, Dana Thomas, 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 this 22nd day of December, 2021

Dana Thomas

Dated 12/23/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 23 day of December, 2021

My commission expires: 12-18-23

Sheri Engel
Notary Public

