WARRANTY DEED

Karen Johnson Davidson County
Batch# 781864 DEEDWARR
12/30/2021 11:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20211230-0171830

BS-BMR-21-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

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)
Rosmery Mesa Mesa and Michelle Rini	Interline Mtg. Services LLC	
(NAME)	(NAME)	150-07-0-141.00
401 Springtime Court	5875 N. Sam Houston Pkwy.	
(ADDRESS)	#300 (ADDRESS)	
Antioch, TN 37013	Houston, TX 77086	
(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, **HEARL E. NAPIER AND DOUNGMANEE NAPIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSMERY MESA MESA, A MARRIED WOMAN MICHELLE RINI, AN UNMARRIED 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. 122 on the Plan of The Country, Section Four-A of record in Plat Book 5200, Page(s) 138 and 139, 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 Hearl E. Napier and Doungmanee Napier, husband and wife by Warranty deed from Lori Kyle Clark, unmarried of record in Instrument No. 20161208-0128878 Register's Office for Davidson County, Tennessee, dated December 01, 2016 and recorded on December 08, 2016. (Value of consideration shown in aforementioned deed $123,500.00.) Being also known as 401 Springtime Court Antioch, Tennessee 37013.

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page(s) 138 and 139, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5404, Page 770, Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5363, Page 991, Book 5363, Page 994 and Book 5363, Page 997, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 5856, Page 93 and Book 6631, Page 112, in the 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: **401 Springtime Court, Antioch, Tennessee 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 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 21 DAY OF DECEMBER, 2021.

Hearl E. Napier

Doungmanee Napier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEARL E. NAPIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUNGMANEE NAPIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

True Copy Certification

I, Yvette Meldrum, 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 Dec. 21, 2021

12/21/21
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of December, 2021

10·20·24
Notary's Signature My Commission Expires: