Karen Johnson Davidson County
Batch# 785996 DEEDWARR
01/10/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220110-0002833

WARRANTY DEED

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 29TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: April 17, 2023

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1796

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Marilyn Edwards	New Owner	182 15 0B 036.00
2420 Prairie Hill Drive		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Spencer Salaba and Allison Gibbons, joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MARILYN EDWARDS, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 36, as shown on the map entitled Clover Glen, Phase 1A, of record in Instrument Number 20180618-0058128, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Spencer Salaba and Allison Gibbons, joint tenants, by Warranty Deed from Sandra Garrett, unmarried, dated October 30, 2020, recorded on November 5, 2020, of record in Instrument Number 20201105-0130164, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 2420 Prairie Hill 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 GRANTEE(S), their heirs and/or 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/or 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/my hand on the 29th day of December, 2021.

Spencer Salaba

Allison Gibbons

STATE OF ~~TENNESSEE~~ Illinois

COUNTY OF ~~DAVIDSON~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Spencer Salaba and Allison Gibbons, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 29th day of December 2021.

Notary Public
My Commission expires: 03.11.2024

OFFICIAL SEAL
M MYVETT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/11/24

True Copy Certification

I, Jenah Gunter, 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 the 29th day of December, 2021.

Affiant Signature

12.29.2021
Date

State of Tennessee)

County of Rutherford)

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

Notary's Signature

My Commission Expires: **April 17, 2023**

Notary' Seal (if on paper)

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY