Karen Johnson Davidson County
Batch# 786002 DEEDWARR
01/10/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20220110-0002841

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2847TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of December, 2021.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL.:
Lucas A. Siecinski 3016 Brantley Drive Antioch, TN 37013	**SAME AS NEW OWNER.**	150-06-0-235.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shanika Willis, married and Marcia A. Reid, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucas A. Siecinski and Mary Siecinski, husband and wife** 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:

Property known as: 3016 Brantley Drive, Antioch, TN 37013, County of Davidson

Being Lot No. 2 on the Plan of Percy Priest Meadows Addition, Section 1, of record in Plat Book 6900, Page 513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shanika Walters and Marcia A. Reid, both unmarried, as tenants in common with rights of survivorship, by Warranty Deed from William S. Huff, married, dated 04/14/2015 and recorded 04/17/2015 in Instrument No. 20150417-0034108, Register's Office for Davidson County, Tennessee. The said Shanika Walters is now known as Shanika Willis.

Daren Willis, spouse of Shanika Willis, joins in the execution of this instrument for the purpose of conveying his marital interest in the subject property

Tax Map/Parcel ID: 150-06-0-235.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3016 Brantley 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 unemcumbered, 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 my hand this 28th day of December, 2021.

Shanika Willis

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 28th day of December, 2021, before me personally appeared **Shanika Willis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of December, 2021.

Notary Public

Commission Expiration: 11/19/2024

MICHAEL B. WOODIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Witness my hand this 28th day of December, 2021.

Daren Willis

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 28th day of December, 2021, before me personally appeared **Daren Willis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of December, 2021.

Notary Public

Commission Expiration: 11/19/2024

MICHAEL B. WOODIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Witness my hand this 28th day of December, 2021.

Marcia A. Reid

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 28th day of December, 2021, before me personally appeared **Marcia A. Reid** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of December, 2021.

Notary Public

Commission Expiration: 11/19/2024

MICHAEL B. WOODIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 12/28/2021 (date of document).

Caleb Waters
Affiant Signature

12/29/2021
Date

State of Tennessee
County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022