WARRANTY DEED

Karen Johnson Davidson County
Batch# 787755 DEEDWARR
01/11/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20220111-0003664

KAYLAN GILBERT NOTARY PUBLIC TENNESSEE My Comm. Exp. 5/24/22 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2021

Kaylan Gilbert
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kevin Ferra and Tania Da Silva	New Owner	63-4-21
(NAME)	(NAME)	
117 Clifton Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213042

For and 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, I/we, **Connie F. Kent, nka Connie F. Skipworth, an unmarried person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kevin Ferra and Tania Da Silva, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot Nos. 12 and 13 on the Plan of Clifton Place, of record in Plat Book 2854, page 86, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Connie F. Kent, an unmarried person by Warranty Deed from Mike W. Akers and wife, Carol Ann Akers, dated November 30, 1992 and filed of record in Book 8801, page 175, Register's Office for Davidson County, Tennessee.

Connie F. Kent is one and the same person as Connie F. Skipworth and Connie Lynn Skipworth.

Unimproved ☐

This is improved ☒ property, known as 117 Clifton Court, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of December, 2021

Connie F. Skipworth

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Connie F. Skipworth, 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, at office, this 29th of December, 2021.

Notary Public
My Commission Expires: 3/25/25



Certificate of Authenticity

I, Joshua A. Terry, 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 December 29th 2021.

Affiant Signature

12/31/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/31/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON