WARRANTY DEED

Karen Johnson Davidson County
Batch# 791170 DEEDWARR
01/14/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220114-0006063

File No. AT-21-1668

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/22

(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan M. Medina and Kristen A. Medina	NEW OWNERS	
(NAME)	(NAME)	
7852 Oakfield Grove	7852 OAKFIELD GROVE	181-10-0A-294.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kathryn J. Ward, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan M. Medina and Kristen A. Medina, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 1021 on the Plan of Autumn Oaks Subdivision, Phase 10A of record in Plat at Instrument No. 20130812-0084048, 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 David C. Ward and Kathryn J. Ward, husband and wife by Special Warranty deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record in Instrument No. 20140627-0056473 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on June 27, 2014. The said David C. Ward subsequently died on February 1, 2020, thereby vesting title into Kathryn J. Ward as surviving tenant by the entirety.

This is property more commonly known as:
7852 Oakfield Grove, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14th day of December, 2021.

Kathryn J. Ward

Kathryn J. Ward

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of December, 2021, before me personally appeared Kathryn J. Ward, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of December, 2021.

Jacqueline G Brown

Notary Signature
My commission expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Allison Taylor, 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 14, 2021.

Date

Affiant Signature

1/11/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of January, 2022.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)