Karen Johnson Davidson County
Batch# 800935 DEEDWARR
02/07/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20220207-0013705

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: Sept. 24, 2024
(AFFIX SEAL)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-03398

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marlily Villatoro Perez 420 Owendale Drive Antioch, TN 37013	NEW OWNER	150-05-0-046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alice M. Hollis**, **unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marlily Villatoro Perez**, **unmarried** hereinafter called the Grantees, their successors 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. 204 on the Plan of Section II, Cherry Hills of record in Book 3700, Page 143, 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 Aaron L. Price and wife, Alice M. Price, as tenants by the entirety by Warranty Deed from Edward M. Culver and wife, Avolyn P. Culver of record in Book 8249, page 83, Register's Office for Davidson County, Tennessee, dated November 30, 1990 and recorded on December 4, 1990. (Value or consideration shown in aforementioned deed $91,500.00.)

Being the same property conveyed to Alice M. Hollis and James D. Hollis, wife and husband by Quitclaim Deed from Alice M. Price n/k/a Alice M. Hollis, married of record in Instrument No. 20111214-0097404 Register's Office for Davidson County, Tennessee, dated December 6, 2011 and recorded on December 14, 2011. (Value of consideration shown in aforementioned deed $00.00.) Being also known as 420 Owendale Drive Antioch, Tennessee 37013.

Aaron L. Price having since died on February 26, 1997.

Being the same property conveyed to Alice M. Hollis by Quitclaim Deed from James D. Hollis dated June 9, 2021, of record in instrument No. 20220126-0009318, Register's Office for Davidson County, Tennessee,

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 420 Owendale 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of January, 2022

Alice M. Hollis'
Alice M. Hollis

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 14th day of January, 2022, before me personally appeared Alice M. Hollis, 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 (or person's) free act and deed.

Robin Zaleski
Notary Public

My Commission Expires: 09/24/2024

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 1/14/2022 (date of document).

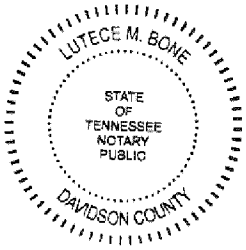
Affiant Signature

1/26/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of January, 2022.



Notary's Signature

MY COMMISSION EXPIRES: January 8, 2024

NOTARY'S SEAL