NEW OWNER:
Joshua K. Formosa
4642 Woodside Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-539

MAP & PARCEL
064-04-0-073.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 802924 DEEDWARR
02/09/2022 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20220209-0015181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Julie Hargrove, an unmarried woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Joshua K. Formosa, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division, Lots 1-6 Section 2, Lake Country of record in Plat Book 5200, Page 781, 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 Julie Hargrove by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D. C. of record in Book 9197, Page 300, Register's Office for Davidson County, Tennessee, dated November 29, 1993 and recorded on December 22, 1993. Further being the same property conveyed to Julie Hargrove by Quitclaim Deed from Marty Ray Hargrove of record in Instrument No. 20001120-0114684 Register's Office for Davidson County, Tennessee, dated November 03, 2000 and recorded on November 20, 2000.

Being also known as 4642 Woodside Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28 day of January, 2022.

Julie Hargrove

STATE OF ILLINOIS
COUNTY OF COLES

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Julie Hargrove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of January, 2022.

Timothy L Hitz
NOTARY PUBLIC

My commission expires: _____

OFFICIAL SEAL
TIMOTHY L. HITZ
Notary Public - State of Illinois
My Commission Expires 8/14/2022

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The actual consideration or value, whichever is greater, for this transfer is $ **100,000.00.**

Joshua K. Formosa

AFFIANT

Sworn to and subscribed to before me this 28th day of January, 2022.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 January 28, 2022.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

