Karen Johnson Davidson County
Batch# 808815 DEEDWARR
02/22/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220222-0019638

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Juana D. Figueroa, Francisco J. Melgar, and Maria T. Alfaro	New Owner	175-04-0A-044.00-CO ~~and~~
(NAME)	(NAME)	
3917 Parks Retreat Drive	3917 Parks Retreat Dr.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHERYL MILLER, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUANA D. FIGUEROA, FRANCISCO J. MELGAR, AND MARIA T. ALFARO, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. 24A, Phase Two Park Place as shown on Exhibit "E" to Master Deed of record in Instrument Number 20010214-0014161, rerecorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, rerecorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710- 0095634 and rerecorded in Instrument No. 20030915-0134956, in the Register's Office of Davidson County, Tennessee to which plat reference

is hereby made for more complete details of said unit.

Being the same property conveyed to Charles J. Burchett, unmarried and Cheryl Miller, married, with rights of survivorship by Quitclaim Deed from Charles J. Burchett, dated 1/15/2020 and recorded on 1/16/2020 in Instrument No. 20200116-00005857, Register's Office for Davidson County, Tennessee. The said Charles J. Burchett is now deceased, having passed away on 5/31/2021 leaving Cheryl Miller the sole owner of said property. Said property is not now and never has been the marital residence of the grantor or her spouse.

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This is improved ☒property, known as 3917 Parks Retreat 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 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 hand this 8th day of February, 2022.

Cheryl Miller

Cheryl Miller

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Miller, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

Witness my hand and official seal, this the 8th of February, 2022.

Notary Public

My Commission Expires:

(SEAL)

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 8, 2025
COUNTY OF CANNON

Certificate of Authenticity

I, Holly A Mason, 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 2/8/22.

Holly A Mason
Affiant Signature

2/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of February, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENN. SSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22