Karen Johnson Davidson County
Batch# 809478 DEEDWARR
02/22/2022 01:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220222-0019992

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	German J. Santiago and Dominga Aviles-Parra 185 Tusculum Road Antioch, TN 37013	German J. Santiago and Dominga Aviles-Parra 185 Tusculum Road Antioch, TN 37013

Order Number: RLC-2106321

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **German J. Santiago, married to Dominga Aviles-Parra**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **German J. Santiago and Dominga Aviles-Parra, Husband and Wife,** as joint tenants, whose address is 185 Tusculum Road, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot(s) 3, as shown on the map entitled section one, Tusculum Circle, of record in Book 3842, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Restrictive Covenants of record in Book 4176, Page 284 in the Register's Office for said County;

All matters appearing on the Plan of record in Book 3842, Page 150 in the Register's Office for said County;

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 162-06-0-015.00
Street address of property: 185 Tusculum Road, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20141126-0109180 in the Register's Office, Davidson County, Tennessee.

Signed this 4 **day of** February, 2022

Signature of Grantor(s):

German J. Santiago

Dominga Aviles-Parra

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4 **day of** February, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came German J. Santiago and Dominga Aviles-Parra known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 162-06-0-015.00
Street address of property: 185 Tusculum Road, Antioch, TN 37013

Oath of Consideration

I or we, German J Santiago, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 4 day of February, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 4 day of Feb, 2022

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Certificate of Authenticity

I, Terri Cossart, 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

Date 02/04/2022

Affiant Signature Terri Cossart

Date 02/04/2022

State of IL

County of Will

Sworn to and subscribed before me this 10 day of February, 20 22 .

Notary's Signature

My Commission Expires: 2-22-2022
Date

Notary's Seal (if on paper)

"OFFICIAL SEAL"
BRYAN T RICCIO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/22/2022