Karen Johnson Davidson County
Batch# 813042 DEEDWARR
03/01/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220301-0023203

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

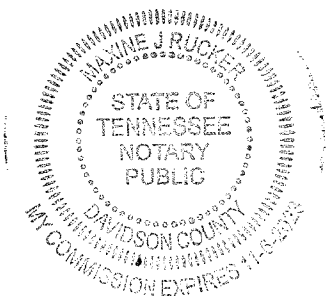
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____



THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2022010021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacqueria J. Vinson	Jacqueria J. Vinson c/o Simmons Bank	
(NAME) 1382 Rural Hill Road	(NAME) 501 Main St.	163-02-0C-347.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pine Bluff, AR 71601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARCUS JAMES MORALES, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUERIA J. VINSON, SINGLE WOMAN**, 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. 347 on the Horizontal Property Regime for Autumn Ridge Townhomes, as recorded in the Master Deed of record as Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and as corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MARCUS JAMES MORALES, UNMARRIED MAN, by deed from RED GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200402-0035270, dated April 1, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1382 Rural Hill Road, Unit 347, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this the 11 of February, 2022.

Marcus James Morales

STATE OF Virginia

COUNTY OF Fairfax

Before me Alfred E. Perez Cruz, a Notary Public for the above State and County, do hereby certify that Marcus James Morales personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of February, 2022.

Notary Public

My Commission Expires: 11/30/2025

ALFRED ENRIQUE PEREZ CRUZ
NOTARY PUBLIC
REG # 7913547
COMMISSION EXPIRES 11/30/2025
COMMONWEALTH OF VIRGINIA

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 2/11/2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 02/17/22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 02/17/22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

