Karen Johnson Davidson County
Batch# 834405 DEEDWARR
04/05/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220405-0038969

STATE OF ~~MISSISSIPPI~~ Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25

(AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-03801

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jean Kevin Escoto and Debbie Sanchez 3836 Lunn Dr Nashville, TN 37218	Newowners	058-11-0-061.00

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, **Joseph Adams, Jr., A Single Man** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Debbie Sanchez and Jean Kevin Escoto, Wife and Husband**, 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. 142 on the Plan of Royal Hills, Section I of record in Book 4675, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For informational purposes only, subject property address is known as: 3836 Lunn Dr Nashville, Tennessee 37218.

Being the same property conveyed to Joseph Adams Jr. by Warranty Deed from Layton Jones, single of record in Instrument No. 20190521-0047815 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 21, 2019. (Value of consideration shown in aforementioned deed $219,000.00.)

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: 3836 Lunn Dr, Nashville, TN 37218

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 21st day of March, 2022

Joseph Adams, Jr.

STATE OF MISSISSIPPI

COUNTY OF YALOBUSHA

On this 21 day of MARCH, 20 22, before me personally appeared Joseph Adams, Jr., 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.

Notary Public

My Commission Expires: 1/14/25

PURNELL BLACKMON
Commission Expires
01-14-2025
NOTARY
PUBLIC
ID 104400
DeSoto County
STATE OF MISSISSIPPI

Certificate of Authenticity

I, Joshua A. Terry, 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 3-21-22.

Affiant Signature

3-28-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-28-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON