Karen Johnson Davidson County
Batch# 836410 DEEDWARR
04/08/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20220408-0041081

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-06-24

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

File No.: 2022010010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose Cubias and Efigenio Brioso	Jose Cubias and Efigenio Brioso	
(NAME) 1136 Lakewalk Dr.	(NAME) 1136 Lakewalk Dr.	164-08-0A-059.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-TWO THOUSAND AND NO/100 Dollars ($322,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MONIKA KYSHAWN PERSAUD-HILL FKA MONIKA HILL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSE R CUBIAS BRIOSO, AN UNMARRIED MAN, AND JUAN J EFIGENIO BRIOSO, AN UNMARRIED MAN, 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:

Being Lot No. 162, Hallmark, a Cluster Lot Subdivision, Final Plat Section Two, of record in Instrument No. 20070308-0028982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monika Hill as residuary devisee under the last will and testament of Marvin Dewayne Adams, Probated in Davidson County Probate court, case #21P1521.

Being the same property as conveyed to Marvin Adams by Warranty Deed from Jerry Butler Builders, LLC dated 10/25/2007 recorded 11/05/2007 in Book NA, Page NA, as Document Number 20071105-0129820, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1136 Lakewalk Dr, Antioch, TN 37013-2439

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 16th Day of March 2022.

By: Monika Kyshawn Persaud-Hill
MONIKA KYSHAWN PERSAUD-HILL

STATE OF Maryland

County OF Anne Arundel

Before me , a Notary Public for the above County and State, do hereby certify that MONIKA KYSHAWN. PERSAUD-HILL, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16 of March, 2022.

Marissa Curtin
Notary Public

My Commission Expires: 6/3/2025

(SEAL)

MARISSA CURTIN NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD MY COMMISSION EXPIRES JUNE 03, 2025

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Courtney Jacks 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 3-16-22 (date of document).

Affiant Signature

3.23.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of March, 2022.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24