WARRANTY DEED

Karen Johnson Davidson County
Batch# 840236 DEEDWARR
04/18/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220418-0043822

STATE OF Kentucky
COUNTY OF Breathitt

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Hermalee W. Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2022.

Tonya D. Williams
Notary Public

MY COMMISSION EXPIRES: 6/14/2022
(AFFIX SEAL)

TONYA D. WILLIAMS
Notary Public
Kentucky - State at Large
My Commission Expires Jun 14, 2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-030379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Juan Perez Perez and Michelle Renee Perez	Tower Community Bank	
(NAME)	(NAME)	
2941 Cherry Hills Drive	4564 Main Street	150-05-0-246
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jasper, TN 37347	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HERMALEE W. HALE, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUAN PEREZ PEREZ AND MICHELLE RENEE PEREZ, HUSBAND AND WIFE, 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 Lot No. 298-A, on the Plan of Resubdivision of Reserve Parcels 3, 288 and 295, Percy Priest Meadows, Section I, as of record in Book 4715, Page 200, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 298-A fronts 80.0 feet on the southerly side of Cherry Hills Drive and extends back 167.0 feet on the easterly line and 167.0 feet on the westerly line to a deed line measuring 80.0 feet thereon.

Being the same property conveyed to Hermalee W. Hale, married by Warranty Deed from Walter L. Inman and wife, Myra M. Inman, dated 01/10/1995 and recorded 01/17/1995, of record in Book 9572, Page 770, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2941 Cherry Hills Drive, 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.

Witness my/our hand(s) this the 5th day of April, 2022

Hermalee W. Hale

Hermalee W. Hale

STATE OF Kentucky
COUNTY OF Breathitt

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hermalee W. Hale, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2022.

Tonya D. Williams

Notary Public

My Commission Expires: 6/14/2022

(SEAL)

TONYA D. WILLIAMS
Notary Public
Kentucky - State at Large
My Commission Expires Jun 14, 2022

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-5, 2022.

Affiant
Date: April 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

