This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17154-RR

Karen Johnson Davidson County
Batch# 862062 DEEDWARR
05/24/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220524-0060295

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2022.

Notary Public
My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olivia Ellen Lloyd and Lawrence Cook 101 Clifton Ct. Nashville, TN 37138	Wesley Mortgage, LLC 9009 Carothers Parkway Ste A-3 Franklin, TN 37067	053-16-0-099.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Adoni Vega Bailon, AKA Adoni Vega, and Emily Vega, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Olivia Lloyd, an unmarried woman and Lawrence Cook, an unmarried man, Tenants in Common with right of survivorship**, hereinafter called the Grantee(s), his/her/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 part of Lot No.1 on the Plan of Clifton Place, as shown by plat of record in Plat Book 2854, Page 86, Register's Office for Davidson County, Tennessee; to which plat reference is hereby made for a more complete and accurate description of said lot.

Said part of Lot No. 1 fronts 90 feet on the Westerly side of Clifton Court and runs back between lines, 114.1 feet on the Southerly line and 114.1 feet, more or less on the Northerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Adoni Vega and Emily Vega, husband and wife by Special Warranty deed from The Secretary of Housing and Urban Development of record in Instrument No. 20150127-0007777 Register's Office for Davidson County, Tennessee, dated January 21, 2015 and recorded on January 27, 2015.

This is improved property located at: **101 Clifton Court, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2022.

GRANTOR:

Adoni Vega Bailon, AKA Adoni Vega

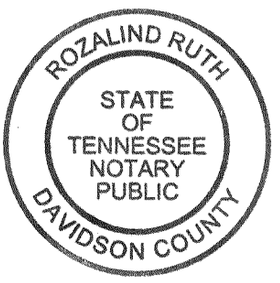
Emily Vega

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adoni Vega Bailon, AKA Adoni Vega, and Emily Vega, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of May, 2022.

Notary Public
My Commission expires: 1/3/2023



True Copy Certification

I, **Diane March,** 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 this the 18th day of May, 2022.

Affiant Signature
Date 05/18/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

