Karen Johnson Davidson County
Batch# 862100 DEEDWARR
05/25/2022 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $888.37
20220525-0060339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023

(AFFIX SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

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

File No.: 2022050094

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Paradise Properties, PLLC	Paradise Properties, PLLC	
(NAME)	(NAME)	
316 Hickory Pl	316 Hickory Pl	Map-Par. 150-06-0-007.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED FORTY THOUSAND ONE HUNDRED AND NO/100 Dollars ($240,100.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAYE ROBERTS AND WIFE, FRANCESCA ROBERTS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PARADISE PROPERTIES, PLLC, 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(s) 254, as shown on the map entitled Section 8, Cherry Hills, of record in Book 4660, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAYE L. ROBERTS AND WIFE, FRANCESCA L. ROBERTS, by deed from JOHN M. DEWEY AND WIFE, RUTH A. DEWEY, of record in Book 9229, page 953, dated January 20, 1994, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2984 Mossdale 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.

Executed by our hands this the 20th of May, 2022.

Jaye Roberts

Francesca Roberts

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of County and State of Tennessee, do hereby certify that **Jaye Roberts and Francesca Roberts** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of May, 2022.

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Maxine, J. Rucker, Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023

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 5-20-22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 05 20-2022
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 05-20-2022

Notary Public: _____
Jennifer Chandler-Cole

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

Phone #: 615-372-0280

