Karen Johnson Davidson County
Batch# 867151 DEEDWARR
06/03/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220603-0064455

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-2278

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of May, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06 28 2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tylvia Boyd 5157 Pebble Creek Drive Antioch, TN 37013	new owner	149-07-0B-010.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dani A. Hernandez and Santos E. ~~Melgar~~,* husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tylvia Boyd, an unmarried woman

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. 110 on the Plan of Canyon Ridge, Phase 1, of record in Instrument Number Plat Book 9700, Page 805 and Instrument Number 20031006-0146727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dani A. Hernandez by Warranty deed from T.F. Homes, LLC of record in Instrument No. 20050721-0084995 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 21, 2005. (Value of consideration shown in aforementioned deed $177,800.00.)

Being the same property conveyed to Santos E. Melgar, a 1/2 interest by Quitclaim deed

*Hernandez, formerly known as Santos E. Melgar,

from Dani A. Hernandez of record in Instrument No. 20080925-0097736 Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on September 25, 2008. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5157 Pebble Creek Drive, Antioch, TN 37013

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 so 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.

Dated this the 19th day of May, 2022.

Dani A. Hernandez

Santos E. ~~Melgar~~ S. E. H D. A. H
Hernandez

STATE OF TENNESSEE
COUNTY OF WILSON

On this 19th day of May, 2022, before me personally appeared Dani A Hernandez and Santos E ~~Melgar~~ Hernandez, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 5/19/22 (date of document).

Affiant Signature

5/26/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

