STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $248,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of May, 2022.

NOTARY PUBLIC

My commission expires: 4/2023

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Karen Johnson Davidson County
Batch# 867562 DEEDWARR
06/06/2022 09:43:51 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20220606-0064614

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph A. Abraham and Rene M. Abraham	LoanDepot.com, LLC	150-03-0-125.00
(NAME)	(NAME)	
3116 Justin Towne Ct.	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Foothill Ranch, CA 92610	

Warranty Deed

For and in Consideration of the sum of $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 **Staci L. Bell and Anthony L. Bell, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joseph A. Abraham and Rene M. Abraham, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 27B, as shown on the map entitled Zone Lot Division, Lots 5, 27, 28 & 31, Justin Towne, Section Two, of record in Book 5200, page 536, amending Book 5200, page 459, 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 STACI L. BELL AND ANTHONY L. BELL, MARRIED, by deed from ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record as Instrument No. 20070117-0006736, dated January 10, 2007, said Register's Office.

This property is __unimproved _X_improved property known as: 3116 Justin Towne Ct., Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of May, 2022.

Staci L. Bell

Staci L. Bell

Anthony L. Bell

Anthony L. Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci L. Bell and Anthony L. Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2022.

Notary Public
My Commission Expires: 4/22/23

