Karen Johnson Davidson County
Batch# 868384 DEEDWARR
06/07/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220607-0065106

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: **$300,000.00**

Affiant Signature

Subscribed and sworn to before me on this the 1st day of June 2022

Notary Public

My Commission expires _____/_____/_____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

NAME AND ADDRESS OF PROPERTY OWNER:
Aivon West
5021 Upper Park Pl
Antioch, TN 37013
SEND TAX BILLS TO:
~~Aivon West~~ Churchill Mortgage
1749 Mallory Ln #100
Brentwood, TN 37027

MAP AND PARCEL NUMBER: Tax ID #: 175020G07400CO

WARRANTY DEED

22NT00801

Effective the 1st Day of June, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

OSWALDO MENDOZA AQUINO

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AIVON WESA, A SINGLE WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following described real estate, located in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 7601, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040941, in the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said property.

Being the same property as conveyed to Oswaldo Mendoza Aquino by Quitclaim Deed from Oswaldo Mendoza Aquino and Elizabeth G. Troccoli, husband and wife dated 06/24/2020 recorded 06/26/2020 in Book NA, Page NA, as Document Number 20200626-0069309, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5021 Upper Park Pl, Antioch, TN 37013-4193

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1 day of June, 2022.

Oswaldo Mendoza Aquino

State of TN }
County of Wilson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Oswaldo Mendoza Aquino**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1 day of June, 2022.

Notary Public

My commission expires: 6/26/23

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 1, 2022.

J. Carlton Drumwright

June 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 1, 2022.

Notary

My Commission Expires: 12/18/22

