Karen Johnson Davidson County
Batch# 876342 DEEDWARR
06/23/2022 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220623-0071895

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Isaias Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~7TH~~ 8th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10.02.2023
(AFFIX SEAL)

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 547 North Mt. Juliet Road, Suite 250, Mount Juliet, TN 37122

File No.: TN-22-07509

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Urban Home Solutions, LLC, a Georgia limited liability company	Urban Home Solutions, LLC, a Georgia limited liability company	
(NAME) 435 Hawthorne Ave	(NAME) 435 Hawthorne Ave	164-13-0-002.00
(ADDRESS) Athens, GA 30606	(ADDRESS) Athens, GA 30606	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ISAIAS GARCIA AND WIFE, ROSA GARCIA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN HOME SOLUTIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, 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. 286 on the plan of Asheford Crossing, Section 1, a planned unit development of record in Book 7900, Page 937, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Isaias Garcia and wife, Rosa Garcia by Cash Deed for Tennessee deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of record in Instrument No. 20050408-0039099 Register's Office for Davidson County, Tennessee, dated March 30, 2005 and recorded on April 08, 2005.

unimproved ☐
This is improved ☒ property, known as 101 Cedar Ash Court, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Isaias Garcia and wife, Rosa Garcia this 8 day of June, 2022.

Isaias Garcia

Rosa Garcia

STATE OF TENNESSEE

COUNTY OF Wilson

I, Wessley Inscoe, a Notary Public for the State and County above listed, do hereby certify that Isaias Garcia and Rosa Garcia personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th of June, 2022.

Notary Public

My Commission Expires: 10.02.2023

(SEAL)

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, ADAM DIAMOND, 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 8 day of June, 2022.

Adam Diamond | Custodian

6/8/2022
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, ADAM DIAMOND, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 8 day of June, 2022.

Notary Public
My commission expires on: 10.02.2023

