Karen Johnson Davidson County
Batch# 878008 DEEDWARR
06/27/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220627-0072972

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

CHRISTA M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH22-04311

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashley Nicole Lax and Jada Taylor Lax 405 Woodfern Court Antioch, TN 37013	NEW OWNER	165-13-0A-090.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Megan Lozano and Roberto Lozano, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley Nicole Lax and Jada Taylor Lax, a married couple**, hereinafter called the Grantees, their successors 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. 498 on the Plan of Peppertree Forest, Section Eight, a Planned Unit Development of record in Book 7900, Page 652, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Megan Lozano and Roberto Lozano, wife and husband by Warranty Deed from Russell C. Seagraves, unmarried of record in Instrument No. 20210127-0012076 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 27, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 405 Woodfern Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 16th day of June, 2022

Megan Lozano

Roberto Lozano

STATE OF TENNESSEE

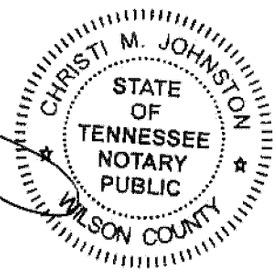
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Megan Lozano and Roberto Lozano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2022.

Notary Public

My Commission Expires: 5/31/2026



Certificate of Authenticity

I, **Doné Oglesby**, 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 16, 2022**.

Date

Affiant Signature

06/22/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **22nd** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206270072972