Karen Johnson Davidson County
Batch# 882778 DEEDWARR
07/01/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20220701-0076491

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 MI }
County of ST. CLAIR }

The actual consideration or value, whichever is greater for this transfer is: $235000.00

Affiant Signature

Subscribed and sworn to before me on this the 24 day June 2022.

Carl Tasios
Notary Public
My Commission expires: 8-27-2025

CARL TASIOS
NOTARY PUBLIC - MICHIGAN
ST. CLAIR COUNTY
ACTING IN THE COUNTY OF ST. CLAIR
MY COMMISSION EXPIRES AUG. 27, 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Darwin A Chun Perez and Vilma Sontay
613 Brook Dr Antioch TN 37013

SEND TAX BILLS TO:
Darwin A Chun Perez and Vilma Sontay
613 Brook Dr Antioch TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 16210002100

WARRANTY DEED
22NT00870

Effective the 24 Day of ~~May~~ 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,

Christine Edwards

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

Darwin A Chun Perez and Vilma Sontay, tenants by entirety

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

Lot 21, Brook View Estates, Section 1, as shown on plat of record in Plat Book 4460, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed to Christine Edwards by Warranty Deed from The Bank of New York Mellon, as Successor Trustee Under Novastar Mortgage Funding Trust Series 2005-4 dated 08/05/2011 recorded 09/02/2011 in Book NA, Page NA, as Document Number 20110902-0068285, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 613 Brook Dr, Antioch, TN 37013-4117

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 24 day of June, 2022.

Christine Edwards

State of ~~TENNESSEE~~ MI
County of ST. CLAIR

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Christine Edwards, the within named bargainers, 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 24 day of JUNE, 2022.

Carl Tasios

Notary Public
My Commission expires: _____

CARL TASIOS
NOTARY PUBLIC - MICHIGAN
ST. CLAIR COUNTY
ACTING IN THE COUNTY OF ST. CLAIR
MY COMMISSION EXPIRES AUG. 27, 2025

Tennessee Certification of Electronic Document

I, Beth Turner 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 6/29/2022 (date of document).

Affiant Signature

6/30/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of June, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24

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