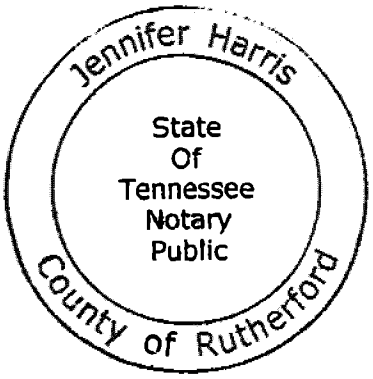
WARRANTY DEED



STATE OF TENNESSEE Rutherford
COUNTY OF ~~WILLIAMSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

MST 2022-0985

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arturo Torres	NEW OWNER	150-01-0-302.00
(NAME)	(NAME)	
521 Owendale Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Teola Haynes Lewis,** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arturo Torres,** married man, 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. 55 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, Page 84, amended in Book 5071, Page 711, 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 Daniel Jack Lewis and wife, Teola Haynes Lewis by Warranty deed from Mitchell A. Hayes and wife, Sandra J. Hayes of record in Book 6840, page 917, Register's Office for Davidson County, Tennessee, dated April 25. 1986 and recorded on April 29, 1986.

Being the same property conveyed to Teola Haynes Lewis by Quitclaim deed from Daniel Jack Lewis of record in Book 9510, page 712, Register's Office for Davidson County, Tennessee, dated October 27, 1994 and recorded on November 03, 1994.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 84, amended in Book 5071, Page 711, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4675, Page 84, in the Register's Office for Davidson County, Tennessee. Grant of Appurtenant Easement of record in Book 8208, Page 206, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 888160 DEEDWARR
07/13/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220713-0080528

202207130080528

This property, known as 521 Owendale Drive, Antioch, TN 37013
(House Number) (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.

Witness my/our hand(s) this 7th DAY OF JULY, 2022.

Teola Haynes Lewis

Teola Haynes Lewis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Teola Haynes Lewis, 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 at office, this 7th day of July, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Jennifer Harris, 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 7.7.2022 (date of document).

Affiant Signature

7.7.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

