Karen Johnson Davidson County
Batch# 888276 DEEDWARR
07/13/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220713-0080669

WARRANTY DEED

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

22004459

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evilia Garcia Camo and Amilcar Manuel Tecu	First Community Mortgage, Inc.	
(NAME)	(NAME)	149 02 0 086.00
913 Split Oak Drive	262 Robert Rose Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, **Wendy M. Egles, an unmarried person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evilia Garcia Camo and Amilcar Manuel Tecu, wife and husband,** 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:

Being all of Lot No. 67 on the plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Wendy M. Egles, an unmarried person by Warranty Deed dated October 29, 2010 from Jerry M. Holsclaw, of record in Instrument Number 20101102-0087571, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **913 Split Oak Drive, Antioch, Tennessee 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 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 our hands this 8th day of July, 2022.

Wendy M. Egles

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy M. Egles the bargainor (s), 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 Smyrna, Tennessee this 8th day of July, 2022.

Commission expires: 2-22-25

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/8/2022 (date of document).

Jennifer Russell
Affiant Signature

7/13/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

