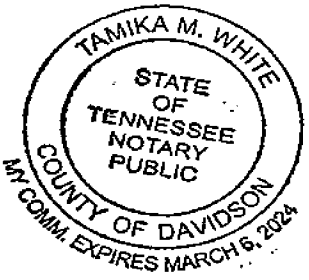
Karen Johnson Davidson County
Batch# 890886 DEEDWARR
07/19/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,027.60
20220719-0082696



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $548,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2022.

Notary Public

My commission expires: 3/6/2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jacob Vega	Regions Bank d/b/a Regions Mortgage	086-13-0A-010.00-CO
3725 Hoggett Ford Rd	Po Box 2153	
Hermitage, TN 37076	Birmingham, AL 35287-2520	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Takeena Thompson Sandifer and Glenn Eric Sandifer, II wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jacob Vega, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Plan of Corrected Final Subdivision Plat, Magnolia Farms, Phase 1, Section 1 of record in Plat at Instrument No. 20181115-0112560, 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 Takeena Thompson Sandifer and Glenn Eric Sandifer, II wife and husband by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20190610-0055579 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 10, 2019.

This is improved property known as **3725 Hoggett Ford Rd, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of July, 2022.

Takeena Thompson Sandifer

Glenn Eric Sandifer, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Takeena Thompson Sandifer and Glenn Eric Sandifer, II, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of July, 2022.

Notary Public
My Commission Expires: 3/16/2024

SolomonParks File No. 22-000867-526

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 16, 2024

Tennessee Certification of Electronic Document

I, John L. Bisby, 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 July 18, 2022 (date of document).

Affiant Signature

July 19, 2022
Date

State of TN

County of Maury

Sworn to and subscribed before me this 19th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY