Karen Johnson Davidson County
Batch# 904247 DEEDWARR
08/16/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220816-0092965

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2022

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Milton Artola		162-03-0-163.00
102 Chrishall Ct	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Andrew Pate, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Milton A. Tercero Artola and Cristina E. Agustin Amador, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, Being Lot No. 269 on the plan of Antioch Park, section 5 of record in plat book 4460, page 58 Register's Office of Davidson County, Tennessee. To which plat reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jason Andrew Pate by Warranty Deed from Chad Nevils and Mary Nevils dated June 30, 2021 of record as Instrument No. 20210701-0089189, Register's Office of Davidson County, Tennessee.

Grantor herein makes oath that the within described property is neither his/her personal residence, nor the personal residence of his/her spouse and/or dependents.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 102 Chrishall Ct, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 9th day of August, 2022.

Jason Andrew Pate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Andrew Pate,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of August, 2022.

Notary Public

My Commission expires: 6.23.25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2022077502

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 8/9/2022 (date of document).

Jennifer Russell
Affiant Signature

8/10/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

