When recorded, return to:
Phoenix Title
121 1st Avenue South
Franklin, TN 37064
File Number: 2022-0401

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-18687-kp

Karen Johnson Davidson County
Batch# 905574 DEEDWARR
08/19/2022 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220819-0094075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

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

Notary Public
My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Lozano 5702 Briarwick Court Hermitage, TN 37076	Andrew Lozano 1004 Sweet Oak Ridge Hendersonville, TN 37075	087-05-0A-085-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David P. Oglesby and Sarah E. Oglesby, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Andrew Lozano, hereinafter called the Grantee(s), his/her/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(s) 86, as shown on the map entitled Farmingham Woods, Phase II, Section II, a Planned Unit Development, of record in Book 7900, page 424, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David P. Oglesby and Sarah E. Oglesby, husband and wife by Quit Claim Deed from Sarah Oglesby of record as Instrument No. 20170118-0005215 in the Register's Office for Davidson County, Tennessee, dated December 23, 2016 and recorded on January 18, 2017.

Being the same property conveyed to Sarah Oglesby, by deed from Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20080723-0075462, dated July 8, 2008, said Register's Office.

This is improved property located at: 5702 Briarwick Court, Hermitage, TN 37076

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 18th day of August, 2022.

GRANTOR:

David P. Oglesby

Sarah E. Oglesby

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David P. Oglesby and Sarah E. Oglesby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/18/22 (date of document).

Jill Swicegood
Affiant Signature

8/19/22
Date

State of Tennessee

County of Williamson

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

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

