Karen Johnson Davidson County
Batch# 911293 DEEDWARR
09/01/2022 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20220901-0098612

WARRANTY DEED

STATE OF TENNESSEE
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 30TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessica Fuentes	Fifth Third Bank	042-08-0-027.00
(NAME)	(NAME)	
713 Heritage Drive	5250 Kinsley Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cincinnati OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Paul A. Daugherty and Debra M. Daugherty, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jessica Fuentes, unmarried woman,** 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Heritage Village, Section Three, of record in Plat Book 5800, Page 214, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL A. DAUGHERTY AND DEBRA M. DAUGHERTY, HUSBAND AND WIFE, by deed from HENRY MOORE AND WIFE, TERESA MOORE, of record in Instrument No. 20180517-0047518, dated May 16, 2018, said Register's Office.

This conveyance is subject to:

Matters shown on the Plan of record in Plat Book 5800, Page 214, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 6076, Page 65 and Book 6290, page 257, said Register's Office.
Utility Easement of record in Book 2493, Page 166, said Register's Office.
Utility Easement of record in Book 3573, Page 343, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 713 Heritage Drive, Madison, TN 37115
(House No.) (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.

Effective the 30th day of August, 2022.

Paul A. Daugherty

Debra M. Daugherty by Paul A. Daugherty, her attorney in fact

Debra M. Daugherty by Paul A. Daugherty, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Paul A. Daugherty with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of August, 2022

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul A. Daugherty with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Debra M. Daugherty for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Debra M. Daugherty, and is authorized by Debra M. Daugherty to execute this instrument on her behalf.

Witness my hand, at office, this 30 day of August, 2022

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/01/2022 ____ (date of document).

Affiant Signature

09/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of September, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025