Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CR-22-1125

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 923548 **DEEDWARR**
09/30/2022 10:44:11 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220930-0108022

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

**THIS INSTRUMENT WAS PREPARED BY**
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Antionio D. Rivera Pineda | First Community Mortgage | 165 14 0 045.00 |
| (NAME) | (NAME) | |
| 1125 Bluewillow Ct. | 262 Robert Rose Dr, | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 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, **Anjanette Tenneil Adkisson and Robert Marcel Adkisson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antionio D. Rivera Pineda, married**, 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 Lot No. 56, on the Plan of Peppertree Forest, Section Three, as shown by plat of record in Plat Book 7900, Page 249, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anjanette Patton, unmarried, by Warranty Deed from Patrick A. Israel, dated April 30, 2009, of record in Instrument No. 20090504 0040586, Register's Office for Davidson County, Tennessee.

Anjanette Patton having since married as is now known as Anjanette Tenneil Adkisson. Her spouse, Robert Marcel Adkisson, herein joins this transaction to convey any and all rights, title and interest he may have in subject property by reason of his marital status or otherwise.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 7900, page 249, Restrictions and By-Laws, of record in Book 8294, page 159, Book 7982, page 736, Book 8757, page 623; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1125 Bluewillow Ct., Antioch, TN 37013

(House Number) (Street) (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.

Witness our hands this 25th day of August, 2022.

Anjanette Tenneil Adkisson

Robert Marcel Adkisson

State of Tennessee

County of Rutherford

On this 25th day of August, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Anjanette Tenneil Adkisson and Robert Marcel Adkisson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 6/15/24

Notary Public

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD