PREPARED BY & RETURN TO:
Ensign Title & Escrow, Inc.
6111 Shallowford Road, Suite 105C
Chattanooga, TN 37421
22-0303 jsw

Karen Johnson Davidson County
Batch# 926997 DEEDWARR
10/07/2022 12:42:07 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20221007-0110704

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Mayra Munoz	**SAME**	**053-14-0-132.00**
(NAME) **201 Nawakwa Trl.**	(NAME)	
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Property Address: 201 Nawakwa Trl. Madison Tennessee 37115

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I, **Daniel J Lyons,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mayra Munoz, unmarried,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

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; and we/I do covenant with the said GRANTEE(S) that we/I 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/I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, Grantor(s) have set their hand(s) this 19 day of September, 2022.

Daniel J Lyons, GRANTOR

STATE OF ~~TENNESSEE~~ DD Illinois
COUNTY OF: Cook

Before me, a Notary Public of the aforesaid State and County, personally appeared **Daniel J Lyons,** to me known (or proved by sufficient evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

Given under my hand and seal this the 19 day of September, 2022.

OFFICIAL SEAL
DENISE DEYOUNG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/16/24

Notary Public
My Commission Expires: 12-16-24

STATE OF ~~TENNESSEE~~ DD Illinois
COUNTY OF ~~HAMILTON~~ DD Cook

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**.

Affiant

Subscribed and sworn to before me, this the 19 day of September, 2022.

Notary Public
My Commission Expires: 12-16-24

OFFICIAL SEAL
DENISE DEYOUNG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/16/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.9 on the Plan of Nawakwa Hills, Pow-wow Addition, Section I of record in Plat Book 843, Page 79, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The Grantor's source of interest is a deed recorded in Book 20210624, Page 0085601, in the Register's Office of Davidson County, Tennessee.

This improved property is also commonly known as: **201 Nawakwa Trl., Madison TN, 37115,** this is for informational purposes only.

Map & Parcel No.: **053-14-0-132.00**, this is for informational purposes only.