Karen Johnson Davidson County
Batch# 931329 DEEDWARR
10/19/2022 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20221019-0114018

STATE OF Tennessee
COUNTY OF ~~Sumner~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2022.

Notary Public
MY COMMISSION EXPIRES: 4/26/26
File No. 22-17292

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Miranda and Joe Jarman (NAME)	NEW OWNER (NAME)	163-2-B-109 CO
241 Took Drive (STREET ADDRESS)	<---------- (STREET ADDRESS) <----------	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Christy Rivas and Alex Rivas, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Miranda, a single woman, and Joe Jarman, a single man, as tenants in common with right of survivorship**, 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:

Lot No. 59, on the plan of Phase Two, Berkeley Hall, Phase Five- Section One, Hickory Highlands PUD, of record in Instrument 20070621-0074238, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Christy Y. Worley, a single woman by Warranty Deed dated October 7, 2015 from Jennifer Moorman and Jason Steffens, wife and husband, recorded October 9, 2015, in Instrument Number 20151009-0103254, Register's Office for Davidson County, Tennessee.

The said Christy Y. Worley having since married and is now known as Christy Rivas. Alex Rivas joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 241 Took Drive, 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 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.

Witness my/our hand(s) this 17th day of October, 2022.

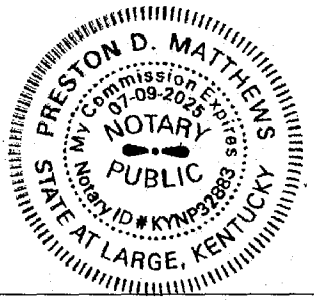
Christy Rivas

Alex Rivas

COMMONWEALTH OF KENTUCKY
COUNTY OF ALLEN

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 17th day of October, 2022, by Christy Rivas and Alex Rivas.

Notary Public
KENTUCKY, STATE AT LARGE
My Commission Expires: 7/9/25



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 10/17/22 (date of document).

Affiant Signature

10/17/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 10/17/22

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

