Karen Johnson Davidson County
Batch# 936602 DEEDWARR
11/01/2022 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20221101-0117890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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).
Carrie Y. Russell	NEW OWNER	151-01-0A-117.00 CO
(NAME)	(NAME)	
3769 Waterford Way	3769 Waterford Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Clenton N. Giles, Sr., unmarried** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Carrie Y. Russell, 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) 117, as shown on the map entitled Chatham Pointe, of record in Plat Book 6900, pages 444-447, 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 CLENTON N. GILES, SR., UNMARRIED, by deed from EJOVWO D. ONIOVOS AND JALEESA M. ONIOVOS, HUSBAND AND WIFE, of record in Instrument No. 20171127-0120279, dated November 21, 2017, 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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3769 Waterford Way, Antioch, TN 37013
(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 21st day of October, 2022.

Clenton N. Giles Sr. by Gregory Lamont Giles, his Attorney in Fact
Clenton N. Giles, Sr. by Gregory Lamont Giles, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gregory Lamont Giles** 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 Clenton N. Giles, Sr. for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Clenton N. Giles, Sr., and is authorized by Clenton N. Giles Sr. to execute this instrument on his behalf.

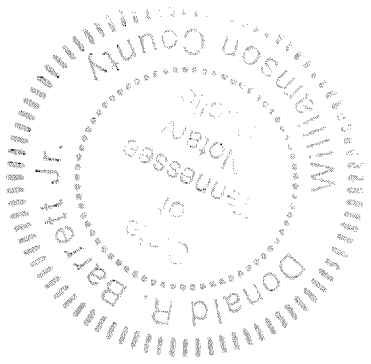
POA OF RECORD IN INSTRUMENT NO 20220920-0104698 REGISTARS OFFICE DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at office, this 27th day of October, 2022

My commission expires: 5/10/25

Notary Public

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



202211010117890

Tennessee Certification of Electronic Document

I, Jill Swiegood, 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 10/27/22 (date of document).

Affiant Signature

11/1/22
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

