Karen Johnson Davidson County
Batch# 959594 DEEDWARR
01/10/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230110-0002096

WARRANTY DEED

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES: 11-17-24

(AFFIX SEAL)

MST 2022-1673

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Noel Amador Cerrato	New Owner	150-04-0-019.00
(NAME)	(NAME)	
3205 Brookmont Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1071		
(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, **Kay A. Culver and John C. Culver, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWIN NOEL AMADOR-CERRATO, A SINGLE MAN** 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:

Land in Davidson County, Tennessee, being Lot No. 560 on the Plan of Section One-A Kensington of Priest Lake of record in Plat Book 5200, Page 707, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kay A. Culver and John C. Culver, husband and wife by Warranty deed from James T. Saeger and Trula J. Saeger husband and wife of record in Instrument No. 20160808-0082050 Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 08, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 707, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6225, Page 369, Register's Office for Davidson County, Tennessee.

This property, known as 3205 Brookmont Circle, Antioch, TN 37013-1071
(House Number) (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.

Witness my/our hand(s) this 4 DAY OF JANUARY, 2023.

Kay A. Culver

Kay A. Culver

John C Culver

John C. Culver

STATE OF Florida

COUNTY OF Charlotte

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kay A. Culver and John C. Culver, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of January, 2023.

Mary Ann Knight

Notary Public Mary Ann Knight

My commission expires: 07-09-2025

NOTARY PUBLIC STATE OF FLORIDA
MARY ANN KNIGHT
Commission # HH 130427
Expires July 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

(SEAL)

Certificate of Authenticity

I, Kaylie Smith, 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 1/4/23.

Date

Affiant Signature

1/4/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of January, 2023.

Notary's Signature

My Commission Expires: 2-28-26

Notary's Seal (if on paper)

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY