Karen Johnson Davidson County
Batch# 972379 DEEDWARR
02/21/2023 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20230221-0012022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $307,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2023.

Notary Public

My commission expires: 05/23/2023

D. Herdwick
STATE OF TENNESSEE NOTARY PUBLIC
County Skinner

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andre Juneau **Marie Juneau**	Same as	**148-14-0-149.00**
3917 Bradley Court	New Owner	
Antioch, TN 37013		

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 HEREBY ACKNOWLEDGED, WE, **Carlos Perez and Tiffany McClure, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Juneau, a married woman, and Andre Juneau, a married man, as tenants-in-common with rights 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:

Property known as: 3917 Bradley Court, Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 62, on the plan of Revised Haywood Forest Subdivision, as shown on plat of record in Plat Book 5200, Page 2, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlos Perez and Tiffany McClure, husband and wife, by Warranty Deed from Joyce Doyle n/k/a Joyce Martin, an unmarried woman, dated 09/03/2019 and recorded 09/11/2019 in Instrument No. 20190911-0092072, in the Register's Office for Davidson County, Tennessee. The said Tiffany McClure is also known as Tiffany Perez.

Tax Map/Parcel ID: 148-14-0-149.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 3917 Bradley Court, Antioch, TN 37013.

LTE File No.: 23-1021TN

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 in 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 13th day of February, 2023.

Carlos G. Perez
Carlos Perez

Tiffany McClure
Tiffany McClure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2023, before me personally appeared **Carlos Perez and Tiffany McClure**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of February, 2023.

Notary Public

Commission Expiration:
5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LTE File No.: 23-1021TN

Certificate of Authenticity

I, DEBORAH DEVINE, 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 2-13-23.

Date

Affiant Signature

2-20-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of February, 20 23.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)