WARRANTY DEED

Karen Johnson Davidson County
Batch# 975007 DEEDWARR
02/28/2023 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230228-0014152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yazka Cantu and Jose A Cantu and Lorena Cantu	CrossCountry Mortgage, LLC	Parcel ID: 187 05 0A 084.00
(NAME) 1105 Frewin St	(NAME) 2160 Superior Avenue	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Emily Diane Embry, married, F/K/A Emily Diane Kirk**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yazka Cantu, a single person and Jose A Cantu and Lorena Cantu, husband and wife, as joint tenants with rights of surviorship,** 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. 84, on the plan of Burkitt Springs, Phase 2, as shown by plat of record in Instrument No. 20150205-0011089, 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 Emily Diane Kirk from Joshua Ellison and Angela Ellison, husband and wife by Warranty Deed dated December 1, 2020 and recorded on December 4, 2020 in Instrument No. 20201204-0141333, Register's Office for Davidson County, Tennessee. The said Emily Diane Kirk having since married Matthew Scott Embry on or about November 5, 2022. The said Emily Diane Kirk and Emily Diane Embry being one and the same person

Matthew Scott Embry, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1105 Frewin St, Nolensville, TN 37135

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 our hands this 22nd day of February 2023

Emily Embry

Emily Diane Embry

Matthew Scott Embry

Matthew Scott Embry

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Emily Diane Embry and Matthew Scott Embry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2023.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jameika Jones, 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 2/22/2023.

Date

Jameika Jones
Affiant Signature

02/28/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28th day of February, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)