WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052432 **DEEDWARR**
09/21/2023 09:55 05 AM 2 pgs
Fees: $13.00 Taxes $2,090 50

20230921-0074192

R.L MOORE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

COUNTY OF DAVIDSON TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$565,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 20, 2023

Notary Public

MY COMMISSION EXPIRES January 8, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc, 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yalda A Sayed and Victor Morales Sierra	FirstTrust Home Loans	174110A07600
(NAME) 1140 Blairfield Dr	906 South Rock Street	
(ADDRESS) Antioch, TN 37013	Sheridan, AR 72150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shaun Johnson and Belita Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yalda A Sayed and Victor Morales Sierra

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

Being Lot No 172 on the First Revision to Cane Ridge Farms, Phase One, Section three, of record in Instrument No 200207120084136, a revisioon of Instrument No 200106060059239, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a complete and accurate legal description thereof
Being the same property conveyed to Shaun Johnson and Belita Johnson by deed from Fannie Mae aka Federal National Mortgage Association, of record in Instrument No 201506300062709, dated 6/30/2015, in Davidson County Register's Office in TN

unimproved ☐
This is improved ☒ property, known as **1140 Blairfield Dr, Antioch, TN 37013**
(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 **20th day of September, 2023.**

Shaun Johnson

Belita Johnson

STATE OF Tennessee

COUNTY OF Wilson

On this 20th day of September, 2023, before me personally appeared Shaun Johnson and Belita Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Shaun Johnson and Belita Johnson

Witness my hand at office on **20th day of September, 2023.**

Notary Public My Commission Expires 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY