WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/~~RETURN TO~~:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 2023.

Notary Public
COMMISSION EXPIRES: 9-2-24

DEBORAH LYNN DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/2/2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1052755 DEEDWARR
09/21/2023 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230921-0074344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron Moyers Reid Moyers	New Owner	162-10-0-050
(NAME)	(NAME)	
521 Janice Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Jose Maldonado and Johanna I. Maldonado, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Moyers and Reid Moyers, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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(s) 50, as shown on the map entitled the Plan of Resubdivision of Lots 42~59, Brook View Estates, Section 1, of record in Plat Book 4675, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. (The recording of Plat Book 4675, Page 17, voids, vacates, and supersedes the recording of Lots 42 through 59 as shown on the Plat of record in Plat Book 4460, Page 103.)

Being the same property conveyed to Jose Maldonado and Johanna I. Maldonado, husband and wife, by Warranty Deed from Yeissa L. Irizarry and Axel Irizarry, husband and wife, of record in Instrument No. 20210616-0081473 dated 06/10/2021 and recorded 06/16/2021 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 521 Janice Drive (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (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. successors 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, successors 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 15 day of September, 2023.

Jose Maldonado by Jmaldonado
his Attorney In Fact

Jose Maldonado by Janelle Maldonado, his Attorney-In-Fact pursuant to Power of Attorney of record in Instrument Number 202309210074343 Register's Office for Davidson County, Tennessee.

Johanna I Maldonado by Jmaldonado
her Attorney In Fact

Johanna I. Maldonado by Janelle Maldonado, her Attorney-In-Fact pursuant to Power of Attorney of record in Instrument Number 202309210074342 Register's Office for Davidson County, Tennessee.

State of Tennessee

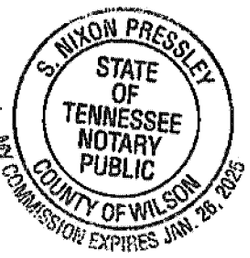
County of Wilson

Before Me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janelle Maldonado with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney In Fact for the within named Jose Maldonado and Johanna I. Maldonado and being authorized to act on behalf of said persons she executed the foregoing instrument as her free act and for the purposes therein contained.

WITNESS my hand and seal this 15 day of September, 2023.

S. Nixon Pressley

Commission Expires: 01/26/2025



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 12th day of September, 2023.

09/12/2023

Ernest D. Bennett, III, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12th day of September, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

