WARRANTY DEED

Karen Johnson Davidson County
Batch# 1147125 DEEDWARR
06/13/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,362.71
20240613-0044463

STATE OF OHIO
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,300.00

Curtis D. Walton Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2024

Jennifer L. Jones
Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

JENNIFER L. JONES
Notary Public, State of Ohio
My Commission Expires
September 05, 2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Drive
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jose Zamora	Jose Zamora	151-01-0A-110.00
(NAME)	(NAME)	
113 Ellsworth Place	113 Ellsworth Pl.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240722

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, I/we, **Curtis D. Walton, Sr.** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose Zamora, a married 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 110 on the Plan of Chatham Point, as shown by plat of record in Plat Book 6900, page 444-447, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Curtis D. Walton, Sr., a single man, by Warranty Deed from Larry J. Henry and wife, Myra G. Henry, dated 05/02/2019 and filed of record in Instrument No. 20190506-0041963, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7358, page 656; Book 7538, page 792; Book 7599, page 812; Book 8667, page 381 and Instrument No. 20020719-0087288, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 113 Ellsworth Place, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

24nT00481

Witness my hand this 4th day of June, 2024

Curtis D. Walton, Sr.

Curtis D. Walton, Sr.

STATE OF Ohio)
County OF Cuyahoga)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Curtis D. Walton, Sr., 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, at office, this 4th of June, 2024.

Jennifer L Jones

Notary Public
My Commission Expires: 9.5.2027

NOTARY PUBLIC STATE OF OHIO

JENNIFER L. JONES
Notary Public, State of Ohio
My Commission Expires
September 05, 2027

Tennessee Certification of Electronic Document

I, Summer Barton 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 6/4/24 (date of document).

Summer Barton
Affiant Signature

6/13/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of June, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON