Karen Johnson Davidson County
Batch# 1170316 DEEDWARR
08/15/2024 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $921.28
20240815-0062550

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,995.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80325

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Miricle Glanton	NEW OWNER	
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, #126	5170 HICKORY HOLLOW PKWY #126	163050B18200CO
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Eight Thousand Nine Hundred Ninety-Five And No/100 Dollars ($248,995.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALON PESOK, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIRICLE GLANTON, A SINGLE WOMAN, 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 all of Unit No. 179, on the plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V, Mill Park (formerly Hickory Hollow Townhomes) as shown by plat appearing of record in Instrument No. 20050131-0011265, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Alon Pesok, a married person, by Warranty Deed from Carmen L. Davis and Allison J. Harriott, dated September 15, 2016, appearing of record in Instrument No. 20160920-0099045, of the Register's Office of Davidson County, Tennessee. This property is not now, nor has it ever been, a primary marital residence for the Grantor, Alon Pesok.

unimproved ☐
This is improved ☒ property, known as 5170 Hickory Hollow Parkway, #126, 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 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 26 day of July, 2024.

Alon Pesok

STATE OF ~~TENNESSEE~~ California

COUNTY OF Orange

On this 26 day of July, 20 24, before me personally appeared Alon Pesok, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Donovan D.

Serial Number, if any: # 2340257

My Commission Expires: Dec. 14. 2024

DONOVAN DO
COMM. #2340257
Notary Public - California
Orange County
My Comm. Expires Dec. 14, 2024

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On July 26, 2024 before me, **Donovan Do,** Notary Public,

personally appeared Alon Pesok

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DONOVAN DO
COMM. #2340257
Notary Public - California
Orange County
My Comm. Expires Dec. 14, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 July 26, 2024.

Affiant Signature

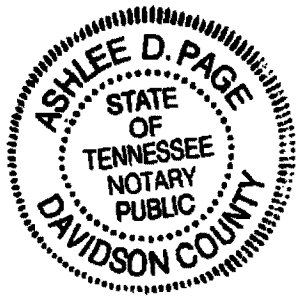
7/26/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of July, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026