THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23566-DJ

ADDRESS NEW OWNER
Justin Brandon
3269 Luann Drive
Antioch, TN 37013

MORTGAGEE
Paramount Residential Mortgage Group Inc.
1265 Corona Pointe Court, Suite 301
Corona, CA 92879

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

150-10-0-121.00

Karen Johnson Davidson County
Batch# 1195135 DEEDWARR
10/17/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20241017-0080813

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Jennifer Fargis, an unmarried woman** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Justin Brandon and Kasey Brandon, husband and wife** 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. 26-B on the Zone Lot Division of Lot Nos. 21-30 (Inclusive) Cherry Hills, Section 12, as of record in Plat Book 6250, Page 466, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Fargis, an unmarried woman by Warranty Deed from Changqing Liu, married of record in Instrument No. 20201130-0138791 Register's Office for Davidson County, Tennessee, dated November 25, 2020 and recorded on November 30, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **3269 Luann Drive Antioch, TN 37013.**

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 16th day of October, 2024.

Jennifer Fargis

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennifer Fargis, an unmarried woman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2024.

NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Oct. 28, 2025

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of October, 2024.

NOTARY PUBLIC

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

My Commission Expires: 3/20/2028

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/16/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/16/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** October, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

