Karen Johnson Davidson County
Batch# 835457 DEEDWARR
04/06/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220406-0039735

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Del Carmen Castillo Melara	TERESA DEL CARMEN CASTILLO MELARA	
(NAME) 4144 Pineorchard Pl.	(NAME) 4144 Pineorchard Pl.	164100A02300CO
(ADDRESS) Antioch, TN 37013	(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, **Harold Porter and Misun Porter, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Del Carmen Castillo Melara, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 23 of Village One Summerfield of record in Instrument No. 20000211-0014170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Misun Porter and Harold Porter, married, by virtue of that certain CASH Deed dated December 12, 2006, and being of record at Instrument No. 20061214-0154361 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4144 Pineorchard Pl. 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 hand this 29th day of March, 2022.

Harold Porter

Misun Porter

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Harold Porter and Misun Porter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of March, 2022.

Notary Public
My Commission Expires: 6/12/23

SONG XUHAN
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 12, 2023

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 3/29/22.

Affiant Signature

3/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of March, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25