Karen Johnson Davidson County
Batch# 909348 DEEDWARR
08/29/2022 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220829-0097239

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Residential Home Buyer Nashville LLC PO BOX 4090 SCOTTSDALE,AZ 85261	Residential Home Buyer Nashville, LLC P.O. Box 4090 Scottsdale, AZ 85261

Order Number: PRH-112453-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sandra Pineda, fka Sandra Calderon, a single woman**, for Three Hundred Thousand Dollars and 00/100 ($300,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company**, whose address is P.O. Box 4090, Scottsdale, AZ 85261, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 25 on the Plan of Weatherstone, a Planned Unit Development, Section I of record in Instrument 20020926-0117440, Register's Office for said County, to which reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 164-12-0A-025.00
Street address of property: 3128 Weatherstone Cove W, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20031107-0163571 in the Register's Office, Davidson County, Tennessee.

Signed this 24th day of August, 2022.

Signature of Grantor(s):

Sandra Pineda FKA Sandra Calderon
Sandra Pineda, fka Sandra Calderon

STATE OF TN, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 24th day of August, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sandra Pineda, fka Sandra Calderon, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Nov. 6, 2024

County Parcel number: 164-12-0A-025.00
Street address of property: 3128 Weatherstone Cove W, Antioch, TN 37013

Oath of Consideration

I or we, Sandra Pinedaftka Sandra Calderon, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 24th day of August, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 24th day of August, 2022.

Notary Public

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires Nov. 6, 2024

Tennessee Certification of Electronic Document

I, Title Agent , 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 8/25/2022 (date of document).

Affiant Signature

8/25/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 25 day of Aug, 2022

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

