Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4269

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of October, 2022

Notary Public

Commission Expires: 4-13-25

CARRIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 934083 DEEDWARR
10/27/2022 10:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20221027-0116311

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Rivera Sanchez and Carlos Miguel Diaz Aparicio 808 Point Break Circle South Antioch, TN 37013	United Wholesale Mortgage, LLC 585 South Boulevard E. Pontiac, MI 48341	165-05-0A-102.00-CO

WARRANTY DEED

FOR AND IN 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,

Nicholas Quinn Watson, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos Miguel Diaz Aparicio and Jessica Rivera Sanchez, 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. 141 on the Plan of Subdivision Plat of Section I, Phase II, South Shore, a Planned Unit Development of record in Plat at Instrument No. 20050210-0015592, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Quinn Watson, unmarried man by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation of record in Instrument No. 20171017-0106101 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 17, 2017.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 808 Point Break Circle South, 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 so 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.

Dated this the 24th day of October, 2022.

Nicholas Quinn Watson

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMS~~SON Rutherford

On this 24th day of October, 2022, before me personally appeared Nicholas Quinn Watson, 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's (or persons') free act and deed.

Witness my hand, at office, this 24th day of October, 2022.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Yvette Meldrum, 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 October 25, 2022.

Signature
October 25, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 25, 2022

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025