THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 961183 DEEDWARR
01/13/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230113-0003126

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Alexa Rae Rees and Jose De Jesus Avila-Luevanos 8109 Ochoa Lane Brentwood, TN 37027	New Owner	181-03-0A-360.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Michael Phifer and wife, Mary Phifer, and Diane Durdin, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Alexa Rae Rees, an unmarried woman, and Jose De Jesus Avila-Luevanos, an unmarried man, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot number 100 on the Plan of Phase Three, Section One, Addition to Indian Creed of record in Instrument number 20140407-0028956, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Michael Phifer and Diane Durdin, as joint tenants with right of survivorship, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation, of record in Instrument number 20150309-0019744, dated March 3, 2015 and recorded on March 9, 2015, Register's office for Davidson County, Tennessee.

This property is commonly known as 8109 Ochoa Lane, Brentwood, TN 37027*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 12th **day of January, 2023:**

James Michael Phifer

Mary Phifer

Diane Durdin

STATE OF TENNESSEE

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Michael Phifer** and **Mary Phifer,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of **January, 2023:**

Rebecca Mann
Notary Public

My Commission Expires: 3/12/25

REBECCA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY

STATE OF TENNESSEE

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diane Durdin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of **January, 2023:**

Rebecca Mann
Notary Public

My Commission Expires: 3/12/25

REBECCA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$525,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13th DAY OF **January, 2023**:

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity

I, Jameika Jones, 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 1/12/2023.

Date

Jameika Jones
Affiant Signature

01/13/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of January, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)