Karen Johnson Davidson County
Batch# 963526 DEEDWARR
01/24/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230124-0005283

WARRANTY DEED

2022-10-507

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of January, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steffany Diaz-Parra and Mark A. Ramirez Barrera 8441 Callabee Way, 3 Antioch, TN 37013	New Owner	Map/Parcel 181-02-0A-129.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly Susanne Long, Successor Trustee of The Joan K. Coleman Living Trust dated July 23, 2020**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Steffany Diaz-Parra, an unmarried person, and Mark A. Ramirez Barrera, an unmarried person, as joint tenants,** hereinafter called the GRANTEESS their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. H-3 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits El, E2 and E3 of said Master Deed.

Being the same property conveyed to Joan K. Coleman, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070907-0107734 Register's Office for Davidson County, Tennessee, dated September 05, 2007 and recorded on September 07, 2007.

Being the same property conveyed to Joan K. Coleman, Trustee of the Joan K. Coleman Living Trust dated July 23, 2020 by Quitclaim Deed from Joan K. Coleman, a single person of record in Instrument No. 20200807-0088309 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on August 07, 2020.

Being the same property conveyed to Joan K. Coleman, Trustee of the Joan K. Coleman Living Trust dated July 23, 2020 by Quitclaim Deed from Joan K. Coleman, a single person of record in Instrument No. 20200901-0098854 Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on September 01, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8441 Callabee Way, 3, 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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her successors and assigns, 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.

Effective the 20th day of January, 2023:

The Joan K. Coleman Living Trust dated July 23, 2020

By: Kelly Susanne Long, Successor Trustee
Kelly Susanne Long, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Kelly Susanne Long, with whom I am personally acquainted (or proved me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Successor Trustee of The Joan K. Coleman Living Trust dated July 23, 2020, the within bargainor, and she as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing her name as Successor Trustee of The Joan K. Coleman Living Trust dated July 23, 2020.

Witness my hand, at office, this 20th day of January, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 1/20/2023.

Affiant Signature

1/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/23/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON