This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 964471 DEEDWARR
01/25/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230125-0005785

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000.00

Affiant Signature

Subscribed and sworn to before me on this the 23 day Jan, 2023.

Notary Public
My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-23-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Juan Fernando Lara Ochoa
2992 Owendale Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Juan Fernando Lara Ochoa
2992 Owendale Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 15009010400

WARRANTY DEED
22NT00004

Effective the 23 Day of Jan, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Francisco Hernandez Ramos, unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Juan Fernando Lara and Jessica Macias Soto, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Putnam County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Forest View Park Section Four Phase Two of record in Plat Book 5200, Page 674, amended in Book 6220, Page 648, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and Assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.

All matters as shown on the Plan of record in Plat Book 5200, Page 674, amended in Book 6220, Page 648, Register's Office for Davidson County, Tennessee.

Covenants, conditions and restrictions as set forth in instrument recorded in Book 4115, Page 674; Book 4320, Page 323; Book 5882, Page 263; Book 6220, Page 646 and Book 6220, Page 648, Register's Office for Davidson County, Tennessee.

Easements and Agreements of record in Book 4347, Page and Instrument Number 20020911-0110966, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Francisco Hernandez Ramos, unmarried man by Warranty Deed from Maria J. Cortez, a married woman dated 07/22/2019 recorded 07/23/2019 in Book NA, Page NA, as Document Number 20190723-0071918, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2992 Owendale Dr, Antioch, TN 37013-1348

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 23 day of Jan, 2023.

Francisco Hernandez Ramos

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Francisco Hernandez Ramos**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of Jan, 2023.

Notary Public
My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-23-2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1/23/25 (date of document).

Affiant Signature

1/25/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th of January, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025