Karen Johnson Davidson County
Batch# 969684 DEEDWARR
02/13/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230213-0010225

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-05393

Address of New Owner:	Send Tax Bills to:	Tax Information:
Juan J. DeAnda and Rebecca M. DeAnda, Trustees of the Juan J. De Anda and Rebecca M. De Anda Living Trust dated 12/18/2012 1249 Riverbrook Drive Hermitage, TN 37076-3565	Juan J. DeAnda and Rebecca M. DeAnda	097-02-0A-314.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Molly Breen, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Juan J. DeAnda and Rebecca M. DeAnda, Trustees of the Juan J. De Anda and Rebecca M. De Anda Living Trust dated 12/18/2012**, hereinafter called the Grantees, their successors 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. 314 on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Plat at Instrument No. 20130405-0033853, 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 Molly Breen, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20140529-0046004, Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 29, 2014. (Value of consideration shown in aforementioned deed $154,020.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1249 Riverbrook Drive, Hermitage, TN 37076-3565

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 9th day of February, 2023

Molly Breen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Molly Breen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 9th day of February, 2023.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/9/23 (date of document).

Affiant Signature

2/10/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY