Karen Johnson Davidson County
Batch# 986970 DEEDWARR
03/31/2023 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230331-0023366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16071NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Doris Madali Padilla Urbina and Jaren N. Antunez Padilla	Same as above	070010A01100CO
(NAME)	(NAME)	
541 Harold Prewett Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	541 Harold Prewett Drive Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **AON CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doris Madali Padilla Urbina, an unmarried woman, and Jaren N. Antunez Padilla, an unmarried man,** 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:

Being Lot No. 11 of West Hamilton Place of record in Plat Instrument No. 200208070094807, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darnell Franklin and Pamela Wilson by Deed dated December 12, 2003, from Affordable Housing Resources, Inc., of record in Instrument Number 200312160179292, Register's Office for Davidson County, Tennessee. The said Darnell Franklin having since died on October 5, 2016, leaving his interest to his Heirs-at-law as of record in Instrument Number 20221027-0116339,said Register's Office. Further conveyed to AON Construction, LLC, a Tennessee limited liability company by Quitclaim Deeds from Tauris Huddleston of record in Instrument Number 20221027-0116345; Pamela Wilson of record in Instrument Number 20221027-0116344; Frederick Franklin of record in Instrument Number 20221027-0116343; Thomas Franklin of record in Instrument Number 20221027-0116342; Kevin Franklin of record in Instrument Number 20221027-0116341; James Knight of record in Instrument Number 20221027-0116340, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 541 Harold Prewett Drive, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 successors 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.

Witness our hands this 30th day of March 2023.

AON Construction, LLC, a Tennessee limited liability company

BY: Scott Jones Mgr Memb
Scott Jones, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 30th day of March, 2023, before me, appeared **Scott Jones**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **AON Construction, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Scott Jones**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/3/26

ANGELA W. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Chanetta Parker *(custodian's name)*, 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 3-30-23 *(date of document)*.

Chanetta Parker — Custodian's Signature

3-31-23 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 31 day of March, 2023.

Shelly M Walling — Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26