Karen Johnson Davidson County
Batch# 987803 DEEDWARR
04/03/2023 12 58 11 PM 2 pgs
Fees $13 00 Taxes $1,628 00
20230403-0023997

Prepared by and
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000 00

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public
My Commission Expires 11-3-25

ADDRESS NEW OWNER	SEND TAX BILLS TO	Map and Parcel
Stephens Goins and Noemi Raquel Garcia Perez 129 Parker Drive Antioch, TN 37013	Stephens Goins and Noemi Raquel Garcia Perez 129 Parker Drive Antioch, TN 37013	182-06-0B-019 00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
ASHLEE HARRIS KELLY (WHO ACQUIRED TITLE AS ASHLEE L. HARRIS) AND BRIAN M. KELLY, JR., WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
STEPHEN GOINS AND NOEMI RAQUEL GARCIA PEREZ, husband and wife
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS 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(s) 19, as show on the map entitled Major Subdivision, Final Plat, Old Hickory Crossing, Phase 1, of record in Plat as Instrument No 20210628-0087595, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Ashlee L Harris and Brian M Kelly, Jr , wife and husband by General Warranty deed from Patterson Company, LLC, a Tennessee limited liability company of record in Instrument No 20211221-0168431 Register's Office for Davidson County, Tennessee, dated December 07, 2021 and recorded on December 21, 2021

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 129 Parker Drive, 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 GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever, and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 30 day of March, 2023

Ashlee Harris Kelly
Ashlee Harris Kelly

Brian M Kelly Jr
Brian M Kelly, Jr.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Ashlee Harris Kelly and Brian M Kelly Jr , 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 WARRANTY DEED for the purpose therein contained

Witness my hand and official seal, this the 30 of March, 2023

Notary Public - Gerald Fischer

My Commission Expires May 18, 2024

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

POST RECORDING
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206