THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344072**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2023. Notary Public My Commission Expires: 5.14.25

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Diego Jose Maldonado 705 Kinwood Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 09 0 113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maria Teresa Medina, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diego Jose Maldonado, a single man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit: Described property located in Antioch, Davidson County, Tennessee, to wit:

Being Lot No. 37 on the Section Four, Phase Two, Forest View Park, of record in Book 5200, Page 674, as amended in Book 6220, Page 648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria Teresa Medina, unmarried, by Cash Deed For Tennessee from Chris Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20090610-0053793, in the Register's Office of Davidson County, Tennessee, dated June 01, 2009 and recorded on June 10, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, Phase Two, Forest View Park, as recorded in Plat Book 5200, Page(s) 674, as amended in Book 6220, Page 648.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6312, Page 609.

This is improved property located at 705 Kinwood Court Antioch TN 37013

Karen Johnson Davidson County
Batch# 994662 DEEDWARR
04/20/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230420-0029316

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2023.

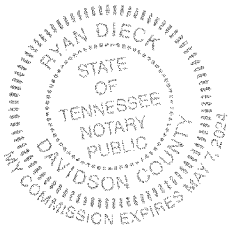
Maria Teresa Medina by Mari Alvarezto as ~~AIF~~ Attorney-in-fact
Maria Teresa Medina by Maria Guadalupe Alvarezto as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Guadalupe Alvarezto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Maria Teresa Medina and that she is authorized by Maria Teresa Medina to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of April, 2023.

Notary Public
My Commission Expires: 5/7/24



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 April 19, 2023.

Affiant
Date: April 20, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of April 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY