Karen Johnson Davidson County
Batch# 997415 DEEDWARR
04/28/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230428-0031499

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2023.

Notary Public:
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Braulio Figueroa-Ramos and Adriana Rodriguez 4456 Stoneview Drive Antioch TN 37013	New Owner	165-13-0A-066.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lisa LeVitus, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Braulio Figueroa-Ramos and Adriana Rodriguez**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 344, on the plan of Section Five, Peppertree Forest, of record in Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lisa Levitus, an unmarried woman, by Warranty Deed from Steven Perry, a single man, dated 1/19/2018 and recorded 1/24/2018 in Instrument No. 20180124-0007311, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 8757, Page 607, as supplemented to annex Section 5 of record in Book 9004, Page 514, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

Rules & Regulations recorded in Instrument No. 20190611-0055977, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8757, Page 639, Register's Office for Davidson County, Tennessee.

All matters shown on plat of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee.

2023 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 4456 Stoneview 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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 27th day of April, 2023.

Lisa LeVitus

Lisa LeVitus

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Lisa LeVitus, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of April, 2023.

Commission Expires: 09/27/26

Brenda Huntsman

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/27/23 (date of document).

Emma Howard

Affiant Signature

Date: 04/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

