Karen Johnson Davidson County
Batch# 1015550 DEEDWARR
06/15/2023 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230615-0045755

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2023.

Notary Public
My Commission Expires: 11-17-24

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

2023-198

Address of New Owner:	Send Tax Bills to:	Tax Information:
Agustin Serrano Trejo	New Owner	
4925 Olivia Drive		162-02-0-237.00
Antioch, TN, 37013		

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, we

James D. Kennedy and wife, Deborah H. Kennedy,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Agustin Serrano Trejo and Maria Sanchez Bahena, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Colewood Acres Section 4 of record in Plat Book 4175, Page 144, 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 James D. Kennedy and wife, Deborah H. Kennedy, as tenants by the entirety by Warranty deed from John D. Richardson, Trustee of record in Instrument No. 20060620-0073495 Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 20, 2006.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4925 Olivia 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 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 heirs 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 12th day of June, 2023.

James D. Kennedy

Deborah H. Kennedy

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 James D. Kennedy and Deborah H. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



Certificate of Authenticity

I, Katie Smith, 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

6/12/23.

Date

Affiant Signature

6/12/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY