WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21029-RR

This Instrument Prepared By:
Red Door Title Services LLC
311 South Royal Oaks Blvd., Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Karina Elizabeth Portillo and Rene Portillo and Ana Francisca De Palomo
76 Tusculum Rd
Antioch, TN 37013

Send Tax Bills To:
CMG Home Loans
3160 Crow Canyon Road
Suite 400
San Ramon, CA, 94583

Karen Johnson Davidson County
Batch# 1015606 DEEDWARR
06/15/2023 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20230615-0045837

Map & Parcel No: 162-07-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mya Tun, an unmarried person, and Ae Da, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karina Elizabeth Portillo and Rene Portillo, wife and husband, and Ana Francisca De Palomo, unmarried, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Antioch Park, Section 1, of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 18 fronts 75.62 feet on the Northerly side of Tusculum Road and extends back 143.3 feet on the Easterly line and 145.5 feet on the Westerly line, to a dead line in the rear, measuring 76.0 feet thereon.

Being the same property conveyed to Mya Tun, an unmarried person and Ae Da, an unmarried person by Warranty deed from Sophia Martin Bell, unmarried of record in Instrument No. 20140522-0044335 Register's Office for Davidson County, Tennessee, dated May 21, 2014 and recorded on May 22, 2014.

This is __X__ improved _____ unimproved property also known as 76 Tusculum Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2023.

_____(SEAL)
Mya Tun

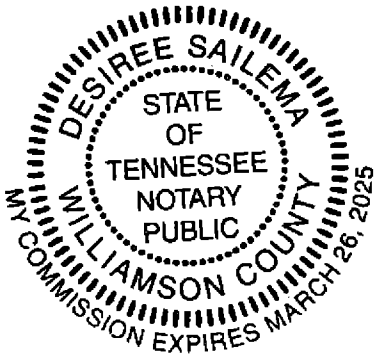
Ae Da (SEAL)
Ae Da

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of June, 2023, before me personally appeared Mya Tun and Ae Da, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2023.

Notary Signature
My commission expires: 03/26/23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
mf)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of June, 2023.

Notary Public
My commission expires:_____

File No. 2023-601

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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

I, Kirsten Virden, 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 6/14/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

