This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1026603 DEEDWARR
07/14/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230714-0054137

State of TENNESSEE
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $340,000.00.

Affiant Signature

Subscribed and sworn to before me on this the 14th Day of July 2023.

Notary Public

My Commission expires _____/_____/_____

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Robin K. Montgomery, Torrey Jackson
4536 Hamilton Ln
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 150140B02400CO

WARRANTY DEED

23NT00630

Effective the 13 Day of July, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT IVAN SANTIAGO MEDINA, A MARRIED MAN

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

ROBIN K. MONTGOMERY, UNMARRIED AND TORREY JACKSON, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the GRANTEES, their heirs and assigns, a certain condominium unit in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 40, as shown on the map entitled Hamilton Church Subdivision, of record in Instrument No. 20050831-01043380 and corrected by Certificate of Correction of record in Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANGELA J. PATTERSON, UNMARRIED, by deed from WEST END HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070911-0108701, dated August 15, 2007, said Registers Office.

Being the same property as conveyed to ROBERTO IVAN SANTIAGO MEDINA, a married man by Warranty Deed from ANGELA J. PATTERSON, unmarried dated 02/22/2018 recorded 02/22/2018 in Document Number 20180222-0017034, Register's Office for Davidson County, Tennessee.

Patricia Muniz, spouse of Roberto Ivan Santiago Medina, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This is an improved property commonly known as: 4536 Hamilton Ln, Antioch, TN 37013-5484.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13 day of July, 2023.

Roberto Ivan Santiago Medina

Patricia Muniz

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Roberto Ivan Santiago Medina and Patricia Muniz**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13 day of July 2023 2023.

Notary Public

My commission expires: 4/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Certificate of Authenticity

I, Tonya Loftin, 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 7/13/2023.

Date

Tonya Loftin

Affiant Signature

July 14, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)