Karen Johnson Davidson County
Batch# 1037090 DEEDWARR
08/10/2023 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230810-0062141

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Juan J. Najera Barrera and Mayra Yudith Barrera Aguilar and Juan N. Sanchez	NEW OWNER	150-00-0-140.00
(NAME)	(NAME)	
6154 Mt. View Road	6154 Mt. View Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Santiago De La Rosa**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Juan J. Najera Barrera, an unmarried man, and Juan N. Sanchez and Mayra Yudith Barrera Aguilar, husband and wife, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of the southeasterly part of Lot No. 7 on the Map of the Division of John Pope Estate, as of record in Minute Book "R", page 351, Circuit Court for said County, and described according to a survey by E. Davis, McKissack & McKissack, Inc., dated June 24, 1959, as follows:

Beginning at a post in the southerly margin of Mt. View Road, in the north line of Scott and Painter land; thence along the southerly margin of Mt. View Road 304 feet to an iron pin; thence in a southeasterly direction 282 feet to an iron pin in the north line of Scott and Painter land; thence north 89 degrees 46' west 427 feet to the beginning.

Being the same property conveyed to Santiago De La Rosa, a married man, by Warranty Deed dated 03/22/2013 from Kim Bohan and Chris Scott of record in Instrument No. 20130503-0044735, Register's Office for Davidson County, Tennessee. This property has never been a marital residence.

This conveyance is subject to the following: Matters shown on map of division of record in Minute Book "R", Page 351, Circuit Court for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 6154 Mt. View Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 9th day of August, 2023.

Santiago De La Rosa

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th day of August, 2023, before me personally appeared Santiago De La Rosa, 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 (or person's) free act and deed.

Notary Public

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 1-21-26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Joshua A. Terry, 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 8/9/23.

Affiant Signature – Joshua A. Terry

8/10/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/10/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON