Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 22 day of August 2023.

Notary Public
My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TIARRA GRAYMAN
TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1041961 DEEDWARR
08/23/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230823-0066049

Address of New Owner:	Send Tax Bills to:	Tax Information
Mariano Aguilar 3616 Lake Towne Drive Antioch, TN 37013	New Owner	150-10-0-165.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephon Fleming and Kelli Fleming, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mariano Aguilar and Segla Carolina Garcia Maldonado, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 8, Lake Town Park, Section 1, as shown on plat of record in Plat Book 6250, page 818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephon Fleming and Kelli Fleming, husband and wife, and MKK Family LLC, a Tennessee limited liability company and IRA Innovations, LLC FBO Account #2203089, an Alabama limited liability company, tenants in common with an undivided equal ownership, by Warranty Deed from Bradley J. Duke and Donna Duke, husband and wife, dated June 28, 2021 of record as Instrument No. 20210701-0089184, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Stephon D. Fleming and Kelli M. Fleming, husband and wife, by Quitclaim Deed from Stephon Fleming and Kelli Fleming, husband and wife, and MKK Family LLC, a Tennessee limited liability company and IRA Innovations, LLC FBO Account #2203089, an Alabama limited liability company, dated May 31, 2022 of record as Instrument No. 20220613-0066768, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Stephon Fleming and Kelli Fleming, husband and wife, by Quitclaim Deed from MKK Family LLC, a Tennessee limited liability company and IRA Innovations, LLC FBO Account #2203089, an Alabama limited liability company, dated Jun 27, 2022 of record as Instrument No. 20220707-0078509, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3616 Lake Towne 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 18th day of August, 2023.

Stephon Fleming

Kelli Fleming

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephon Fleming and Kelli Fleming,** the bargainor(s), 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 Franklin, Tennessee, this the 18th day of August, 2023.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2023077755

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 8/18/23.

Affiant Signature – Joshua A. Terry

8/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27