Karen Johnson Davidson County
Batch# 1042525 DEEDWARR
08/25/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230825-0066465

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sara Camelia Plaza Chunga
Brian Antonio Suarez Plaza
5160 Hunters Point Ln
Hermitage, TN 37076-3225

SEND TAX BILL TO:
New Owner

MAP/PARCEL 098-05-0-179-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda R. Helton, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Sara Camelia Plaza Chunga and Brian Antonio Suarez Plaza, joint tenants with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee:

Lot 28-B, Plan of Zone Lot Division of Lots 23, 27, 28 and 48, Hunter's Point Subdivision, as shown on plat of record in Plat Book 5200, Page 736, amended in Plat Book 6900, Page 366, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Benjamin A. Helton and Amanda R. Helton, married by Warranty deed from Christopher A. Knapp and wife, Tamee S. Knapp of record in Instrument No. 20090115-0003993 Register's Office for Davidson County, Tennessee, dated January 09, 2009, and recorded on January 15, 2009.

Being the same property conveyed to Amanda R. Helton, not married by Quitclaim deed from Benjamin Helton, not married of record in Instrument No. 20180614-0057246 Register's Office for Davidson County, Tennessee, dated June 14, 2018, and recorded on June 14, 2018.

This is improved property known as: **5160 Hunters Point Ln, Hermitage, Tennessee 37076-3225.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.
Possession to be given 10th day of August, 2023.

WITNESS MY HAND on this the 10th day of August, 2023.

Amanda R. Helton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amanda R. Helton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of August, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

File No: 230318

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/10/23 (date of document).

Affiant Signature

8/24/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

