WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045215 DEEDWARR
09/01/2023 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230901-0068718

File #23-TC-3933-TVG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josue Santiago Zubieta Yabar	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**075-09-0-061.00**
3933 Plantation Drive	**1749 Mallory Lane Ste. 100**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JKW PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSUE SANTIAGO ZUBIETA YABAR, UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Hermitage Hills Subdivision, Section 1 of record in Plat Book 2900, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeanne K. White, an unmarried woman by Warranty deed from Brenda E. Devendorf, an unmarried woman of record in Instrument No. 20190827-0085959 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 27, 2019.

Being the same property conveyed to JKW Property LLC, a Colorado limited liability company by Quitclaim deed from Jeanne K. White, an unmarried woman of record in Instrument No. 20190827-0085961 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 27, 2019.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 2900, Page 48, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 2992, Page 53 and Book 2998, Page 231, Book 3135, Page 106 , in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3933 Plantation Drive, Hermitage, TN 37076**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the ~~31st~~ 29th day of August, 2023.

JKW Property, LLC, a Colorado Limited Liability Company

By: _____
Madison White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Madison White, Authorized Agent of JKW Property, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of JKW Property, LLC, the within named bargainor, a Limited Liability Company, and that such Madison White, Authorized Agent of JKW Property, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand ~~and seal~~, at office in Nashville, TN, this 29th day of August, 2023.

_____
Notary Signature

Printed Name: John W. Bishop

My commission expires: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/29/2023 (date of document).

Affiant Signature

9/1/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of Sept., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County