Name and Address of New Owner:
Marina Hernandez Leon
2417 Ponderosa Way
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1050733 DEEDWARR
09/15/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230915-0072723

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14906001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rebecca Jenean Coleman, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marina Hernandez Leon, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Pebble Creek Subdivision, Section 3, of record in Book 5210, Page 169 Register's Office for said County.

Said Lot No. 38 fronts 90.02 feet on the broken southerly margin of Ponderosa Way and extends back 214.69 feet on the westerly line and 206.19 feet on the easterly line to a broken line in the rear, measuring 80.56 feet thereon.

Being the same property conveyed to Rebecca Jenean Coleman by Quitclaim Deed from Rebecca Jenean Coleman, FKA Jenean O'Neal dated October 21st 2009 and recorded December 2nd 2009 of record in Instrument No. 20091202-0110119 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2417 Ponderosa Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of September, 2023.

Rebecca Jenean Coleman (SEAL)
Rebecca Jenean Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2023, before me personally appeared Rebecca Jenean Coleman, 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's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

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 9/1/23 (date of document).

Affiant Signature

9/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of Sept, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

