Karen Johnson Davidson County
Batch# 1052774 DEEDWARR
09/21/2023 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20230921-0074367

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1677-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $329,000.00.

Affiant

Subscribed and sworn to before me, this the 20st day of September, 2023.

Notary Public
My Commission Expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ricardo Valdez Rivera and Francisca Zarco Cortez 5399 Swindle Road Whites Creek, TN 37189	NEW OWNERS	022 00 0 186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, we, **Jason Courson, unmarried and Alesha Courson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ricardo Valdez Rivera and Francisca Zarco Cortez, 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, to wit:

Certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 1 on the final plat of the Lester Herrmann Lot as of record in Book 8250, page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Jason Courson and wife, Alesha Courson, as tenants by the entirety by Warranty Deed from Equity Trust Company Custodian FBO James Powers Ira of record as Instrument No. 20160429-0042061 in the Register's Office for Davidson County, Tennessee, dated November 4, 2015 and recorded on April 29, 2016.
Jason Courson and Alesha Courson became divorced on January 20,2020. (See Final Judgment of Divorce, Case No. DR-2019-900222.00 Circuit Court of Jefferson County, AL, Birmingham Division)

This is improved property located at: **5399 Swindle Road, Whites Creek, TN 37189.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2023.

GRANTOR:

Jason Courson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Courson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2023.

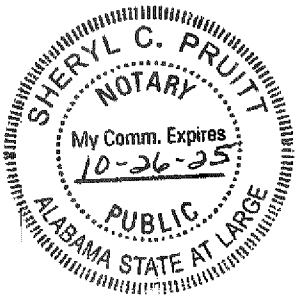
Alesha Courson

Alesha Courson

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alesha Courson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2023.



Sheryl C Pruitt

Notary Public
My Commission expires: 10-26-25

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/20/2023 (date of document).

Regina Sullo
Affiant Signature

Sept 21, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 21st day of Sept, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026