Karen Johnson Davidson County
Batch# 1058378 DEEDWARR
10/06/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231006-0078674

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of TN
County of montgomery

The actual consideration or value, whichever is greater for this transfer is: $400,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5 Day of Oct, 2023

Notary Public

My Commission expires 09 / 15 / 27

NAME AND ADDRESS OF PROPERTY OWNER:
Jose Alexis Reyes & Yolanda Isabel Batres
3917 Hillshire Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Jose Alexis Reyes & Yolanda Isabel Batres
3917 Hillshire Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 15003029100

WARRANTY DEED

23NT00965

Effective the 4th Day of October, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BETTER HOME, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOSE ALEXIS REYES AND YOLANDA ISABEL BATRES, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 602, on the Plan of Kensington of Priest La ke, Section 2, of record in Plat Book 6250, Page 592,Register's Office for Davidson County, Ten nessee,to which reference is hereby made for a more complete and accurate legal description of s aid property.

Being the same property conveyed to Better Home, LLC from Erin Dias, Trustee of The 3917 Hi llshireDr. Trust, by Warranty Deed dated 06/01/2023and recorded 06/02/2023 in Instrument No. 202306020041840, Register's Office of said County.

Being the same property conveyed to Erin Dias, Trustee of The 3917 Hillshire Dr Trust by Warr anty
Deed from Thomas Stanley Treanor IV, single,dated 06/01/2023 and recorded 06/02/2023, in Instrument No. 2023062¬0041840 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcie Venrick from Barbara S. Venrick, by Quitclaim De ed dated 04/20/2018 and recorded 04/20/2018 in Instrument No. 20180420-
0037447, Register's Office of said County. The said Marcie Gayle Venrick having since died. Affidavits of Heirship in Instrument No. 201911050113846 and in Instrument No. 20230602-0041839.

Being the same property conveyed to Marcie Venrick and Barbara S. Venrick, as joint tenants wi th the right of survivorship, by Warranty Deed dated 06/27/2003 and recorded 07/07/2003 in Instrument No. 20030707-0092986, in the Register's Office of said County.

This is an improved property commonly known as: 3917 Hillshire Dr, Antioch, TN 37013

Witness our hands this the 4th day of October, 2023

Mina Kheil, Member, Better Home LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mina Kheil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Better Home, LLC, the within named bargainer, a corporation, and that such Member, executed the foregoing instrument for the purpose therein contained. Witness my hand and official seal at office, this the 4th day of October, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Mary Abdel Malak, Member, Better Home LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mary Abdel Malak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of Better Home, LLC, the within named bargainer, a corporation, and that such member, executed the foregoing instrument for the purpose therein contained. Witness my hand and official seal at office, this the 4th day of October, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

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 10/4/23.

Affiant Signature – Joshua A. Terry

10/5/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/5/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27