WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062649 DEEDWARR
10/19/2023 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231019-0081960

Y-OPR-23-5716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-9-2026 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 6-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose Gonzalez Almaraz and Maria Bella Mejia	New owner	
(NAME)	(NAME)	**173-04-0A-350.00-CO**
5716 Sonoma Trce		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **MICHELLE ANTOINETTE PANNELL N/K/A MICHELLE ANTOINETTE KEYS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE GONZALEZ ALMARAZ AND MARIA BELLA MEJIA, HUSBAND AND WIFE,** 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. 320 on the Plan of Final Plat of Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Darrell F. Pannell and Michelle A. Pannell, husband and wife by Warranty deed from Yazdian Construction Inc., a Tennessee Corporation of record in Instrument No. 20050719-0083629 Register's Office for Davidson County, Tennessee, dated July 08, 2005 and recorded on July 19, 2005.

Being the same property conveyed to Michelle Antoinette Pannell by Quitclaim deed from Darrell Floyd Pannell of record in Instrument No. 20141112-0104026 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 12, 2014.

Michelle Antoinette Pannell having since married and is now known as Michelle Antoinette Keys. Said property having never been said grantors primary marital residence.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid at closing.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040128-0010661, and in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Oak Highlands with By-Laws appended thereto, of record in Book 7350, Page 24 as re-recorded in Book 7367, page 587 and amended in Book 8765, Page 77, Book 10181, page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument Number 20000428-0042354, Instrument Number 20020725-089130 and Instrument Number 20020725-089131, Register's Office for Davidson County.
- By-Laws of record in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter for Oak Highlands HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7437, Page 697, Instrument Number 20000502-0044049, Instrument Number 20020619-0074183, in the Register's Office for Davidson County, Tennessee
- Dedication of Sidewalk Rights-of-Way of record in Instrument Number 20220713-0080659, in the Register's Office for Davidson County, Tennessee.

• Ingress & egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer easement of record in Instrument Number 20001002-0097138, Instrument Number 20001002-0097139, Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206, in the Register's Office for Davidson County, Tennessee.
• Deed of common areas to HOA of record in Instrument Number 20000425-0041127, Instrument Number 20040217-0017737 and Instrument Number 20130523-0052438, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 200105030045314, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5716 Sonoma Trce, Antioch, Tennessee 37013**.

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 17th DAY OF OCTOBER, 2023.

Michelle Antoinette Keys

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE ANTOINETTE KEYS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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 10/17/2023 (date of document).

Regina Sullo
Affiant Signature

October 19, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 19th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

