Karen Johnson Davidson County
Batch# 1065417 DEEDWARR
10/26/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231026-0084006

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.26

(AFFIX SEAL)

MST 2023-1179

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Mestre Bello	United Wholesale Mortgage, LLC	174110A479.00CO
(NAME)	(NAME)	
1428 Ohara Dr	PO Box 11733	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Newark, New Jersey 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Quintin A. Freeman and Janae Freeman (formerly known as Janae S. Humphries), husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pedro Mestre Bello, A Single Man, As Sole Ownership,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 30, on the Plan of Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Quintin A Freeman, unmarried and Janae S. Humphries, unmarried, by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20171114-0116925 Register's Office for Davidson County, Tennessee, dated 11/10/2017. The said Quintin A Freeman and Janae S. Humphries (now known as Janae S. Freeman) are now married.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record as Instrument Number 20070703-0079200, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, of record in Instrument Number 20000905-0087103, as amended in Instrument Number 20001204-

0119093 Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, Instrument Number 20041102-0131848 and Instrument Number 20100526-0040558 and Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, LLC, of record in Instrument Number 20060112-0004819, as amended in Instrument Number 20101228-0102708, Register's Office for Davidson County, Tennessee. Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument Number 20010816-0088852 and amended in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee. Cane Ridge Farms Homeowners Association, Inc. Rule Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the Register's Office for Davidson County, Tennessee. Conveyance for Open Space to Homeowners Association of record in Instrument Number 20010815-0088361, and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee. TVA Right of Way of record in Book 4420, Page 36 and Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee. Right of Way to Metro of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee. Telephone Right of Way of record in Instrument Number 20020123-0009340, in the Register's Office for Davidson County, Tennessee. Storm Water Plan of record in Instrument Number 20070130-0012097 and Instrument No. 20050825-0101604, in the Register's Office for Davidson County, Tennessee. Right of Way of record in Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1428 Ohara Dr, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 25th DAY OF OCTOBER, 2023.

Quintin A. Freeman

Janae S. Freeman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Quintin A Freeman and Janae S. Freeman, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of October, 2023.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024
(SEAL)

Certification of Recorded Documents

I, Julia Wyatt, 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 October 25, 2023.

(AFFIANT) – Julia Wyatt

10/25/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of October, 2023.

My commission expires: 23.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON