Name and Address of New Owner:
Daniel Mauricio Acuna Vallenilla and Criseida C. Vallenilla De Acuna
4004 Saddlecreek Way
Antioch, TN 37013

Send Tax Bills To:
New Owners at property address

Karen Johnson Davidson County
Batch# 1068792 DEEDWARR
11/06/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20231106-0086730

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 175020B03600CO

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, **Shana Denise Ward, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Acuna, an unmarried person and Criseida Vallenilla, an unmarried person, as joint tenants with right of survivorship,**" the Grantees," the following described real estate in Davidson County, Tennessee:

Being all of Unit No. 4903, on the plan of Section One, Old Hickory Commons, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Shana Denise Ward, an unmarried woman by Deed dated December 18, 2020, from OLE SOUTH PROPERTIES, INC., a Tennessee Corporation, recorded January 7, 2021, in Instrument Number 20210107-0003173, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4004 Saddlecreek Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of November, 2023.

Shana Denise Ward (SEAL)

TAREKA A. ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of November, 2023, before me personally appeared Shana Denise Ward, 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 2nd day of November, 2023.

Notary Signature
My commission expires: 5/25/2025

TAREKA A. ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

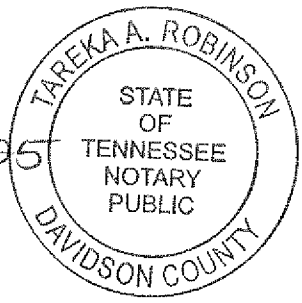
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shana Denise Ward

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 2nd day of November, 2023.

Notary Signature
My commission expires: 5/25/2025



Certificate of Authenticity

I, Tonya Loftin, 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 11/2/2023.

Date

Tonya Loftin

Affiant Signature

November 6, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)