WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069355 DEEDWARR
11/07/2023 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20231107-0087141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2023100165

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Denis Jardel Rivera Mejia & Cindy Areysi Euceda Benson	new owner	
(NAME) 5144 Pebble Creek Dr	(NAME)	149-07-0B-015.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-EIGHT THOUSAND AND NO/100 Dollars ($398,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TARA MICHAL MITCHNER, UNMARRRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DENIS JARDEL RIVERA MEJIA & CINDY AREYSI EUCEDA BENSON, HUSBAND AND WIFE**, 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(s) 115, as shown on the map entitled Final Plat of Phase One Canyon Ridge Subdivision, of record as Instrument No. 20031006-0146727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TARA MICHAL MITCHNER, by deed from ERIC SOX, of record in Instrument No. 20120612-0051311, dated June 7, 2012, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5144 Pebble Creek Dr, Antioch, TN 37013
(House No.) (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.

Executed by my hand this 3rd of November, 2023.

Tara Michal Mitchner

STATE OF Tennessee

County OF Davidson

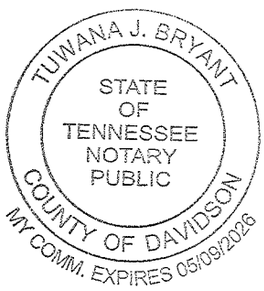
I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that I personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of November, 2023.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)



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 11/3/2023.

Affiant Signature – Joshua A. Terry

11/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/7/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27