Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1078885 DEEDWARR
12/06/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20231206-0094150

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00.

Affiant

Subscribed and Sworn before me this 4th day of December, 2023.

Notary Public
My commission expires: 1/4/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Warren Anthony Lemmon 811 Netherlands Drive, Hermitage, TN 37076	New Owner	075-16-0-021.00

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, **Ricardo Nieto, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Warren Anthony Lemmon and Ana Lozada, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37B on the Plan of Zone Lot Division, Lots 31 and 35-38, Meadows of Tulip Grove, Section Two, of record in Plat Book 6250, Page 999, amending Plat Book 6250, Page 754, 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 Ricardo Nieto, unmarried, by Warranty Deed from Mike Mekhail, married, of record in Instrument No. 20190116-0004414 Register's Office for Davidson County, Tennessee, dated January 9, 2019 and recorded on January 16, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is [✓] improved [ ] unimproved property known as 811 Netherlands Drive, Hermitage, TN 37076 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 4th day of December , 2023.

Ricardo Nieto

STATE OF CA
COUNTY OF Alameda

On this 1 day of Dec, 2023, before me personally appeared Ricardo Nieto, 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 1 day of Dec, 2023.

Notary Signature
My commission expires: 7/24/2024

JOHN PFUND
COMM. # 2330817
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 24, 2024

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 12/1/2023.

Affiant Signature

12/8/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of December 2023..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

