# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

File #23-PA-1713-P

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ronal Zelaya-Herrera** (NAME) | **The Federal Savings Bank** (NAME) | **149 10 0 114.00** |
| **1713 Realtree Way** (ADDRESS) | **4120 West Diversey Avenue, Suite C501** (ADDRESS) | |
| **Antioch, TN 37013** (CITY) (STATE) (ZIP) | **Chicago, IL 60639** (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, **MICHAEL B. JONES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONAL ZELAYA-HERRERA, AN UNMARRIED PERSON AND GERSON AZARIEL ZELAYA HERRERA, AN UNMARRIED PERSON,** 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. 58 on the Plan of Section Three, Hunter's Run of record in Plat Book 9700, Page 684, 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 Michael B. Jones, an unmarried man, by Warranty Deed from Laura Campbell, married, of record in Instrument No. 20170303-0021477, in the Register's Office of Davidson County, Tennessee, dated February 25, 2017 and recorded on March 03, 2017. The said Michael B. Jones having since married Jennifer Lynn Jones who joins in the execution of this deed to convey any and all marital interest she may have in said property.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Hunter's Run, as recorded in Plat Book 9700, Page(s) 684.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 11029, Page 777.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1713 Realtree Way, Antioch, TN 37013**.

Karen Johnson Davidson County
Batch# 1085418 DEEDWARR
12/22/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20231222-0098955

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 21st day of December, 2023.

Michael B. Jones

Jennifer Lynn Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2023, before me personally appeared Michael B. Jones, 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 21st day of December, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2023, before me personally appeared Jennifer Lynn Jones, 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 21st day of December, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

## True Copy Certification

I, **Pam Autry,** 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 this the 21 day of December, 2023.

Affiant Signature

Date 12/21/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

