This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1085649 DEEDWARR
12/27/2023 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20231227-0099254

State of Tennessee }
County of Davidson }
The actual consideration or value, whichever is greater for this transfer is: $260,000.00

Affiant Signature
Subscribed and sworn to before me on this the 14 Day of Dec, 2023.

Notary Public
My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Nestor G. Catalan Navarro and Ricardo A. Catalan Navarro
5959 Monroe Crossing,
Antioch, TN 37013

SEND TAX BILLS TO:
Nestor G. Catalan Navarro and Ricardo A. Catalan Navarro
5959 Monroe Crossing,
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 163160A17200CO

WARRANTY DEED

23NT01201

Effective the 14th Day of DEC, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Diana Catalan Navarro, unmarried

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Nestor G. Catalan Navarro and Ricardo A. Catalan Navarro, as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Unit No. 310 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Diana Catalan Navarro, unmarried from Kenneth Yarbrough and Adriana Garcia, husband and wife, by Warranty Deed dated 06/11/2020 and recorded 06/18/2020 in Instrument No. 20200618-0064652, Register's Office of said County.

This is an improved property commonly known as: 5959 Monroe Xing, Antioch, TN 37013-3167

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 our hands this the 4 day of December 2023

Diana C Catalan Navarro
DIANA C CATALAN NAVARRO

State of TN }
County of Davidson }
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Diana C Catalan Navarro**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Barton 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 12/14/23 (date of document).

Summer Barton
Affiant Signature

12/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th of DEC, 2023.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24