Karen Johnson Davidson County
Batch# 1087724 DEEDWARR
01/02/2024 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20240102-0000363

Name and Address of New Owner:
Meredythe Ellyn DeJesus and Zachary Mitchell DeJesus
5170 Hickory Hollow Parkway, #248
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Bank of Tennessee
301 East Center Street
Kingsport, TN 37660

Map & Parcel(s):
163 05 0B 079.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mathew Z. Huffer and Shannon R. Huffer, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Meredythe Ellyn DeJesus and Zachary Mitchell DeJesus, wife and husband**, hereinafter called the GRANTEE, their heirs, successors 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 Unit No. 79 on the Plan of Phase II, Mill Park (Formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Plat Instrument No. 20000706-0066999, 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 Matthew Z. Huffer, a single person, by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust, of record in Instrument No. 20220110-0002495, in the Register's Office of Davidson County, Tennessee, dated November 24, 2021 and recorded on January 10, 2022.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5170 Hickory Hollow Parkway, #248, Antioch, TN 37013

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, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Shannon R. Huffer, spouse of Matthew Z. Huffer, hereby joins in this conveyance to convey all her right, title, and interest in and to the subject property.

WITNESS my hand this 28th day of December, 2023.

Mathew Z. Huffer

Shannon R. Huffer - by Mathew Z. Huffer attorney-in-fact
Shannon R. Huffer by Matthew Z. Huffer, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28 day of December, 2023, before me personally appeared Mathew Z. Huffer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 28 day of December, 2023.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Z. Huffer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he is the attorney-in-fact for Shannon R. Huffer, and is authorized by her to execute this instrument on her behalf by virtue of an instrument of record in Record Book 202401020000362, of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 28 day of December, 2023.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $309,000.00.

Affiant Signature

Subscribed and sown to before me, this the 28 day of December, 2023.

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 08-17-25

Certificate of Authenticity

I, Teresa Tidwell, 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 12/28/23.

Date

Affiant Signature

1/2/24

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

JAMEKA BRADEN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY