Karen Johnson Davidson County
Batch# 1099664 DEEDWARR
02/09/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240209-0009276

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2690-TC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2024.

Notary Public
My Commission Expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juan J. Carreno 509 Pauls Trail Hermitage, TN 37076	Newrez, LLC 1100 Virginia Drive, Ste 125 Fort Washington, PA 19034	098 13 0C 188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher A. Franklin and wife, Dawn E. Franklin,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Juan Javier Carreno, a married man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, as described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 181, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher A. Franklin and wife, Dawn E. Franklin, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20061129-0147064, in the Register's Office of Davidson County, Tennessee, dated November 28, 2006, and recorded on November 29, 2006.

This is improved property located at: **509 Pauls Trail, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2024.

GRANTOR:

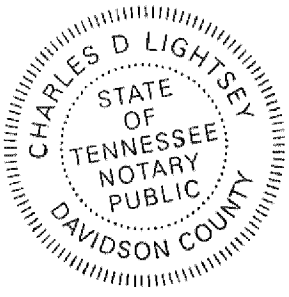
Christopher A. Franklin

Dawn E. Franklin

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher A. Franklin and Dawn E. Franklin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2024.



Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/07/24 (date of document).

Affiant Signature

02/09/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 9th day of February, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL