Karen Johnson Davidson County
Batch# 1100611 DEEDWARR
02/13/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240213-0010006

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-249

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of February, 2024

Notary Public

Commission Expires: 7/6/24

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Anibal O. Espana and Norma A. Espana<br>3105 Kinwood Dr<br>Antioch, TN 37013 | New Owners | 150-09-0-203.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Chad Villarreal and Alicia Villareal, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anibal O. Espana and Norma A. Espana, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 131, Phase II on the Plan of Forest View Park, Section V, as shown on plat of record in Plat Book 6250, Page 458, in the Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chad Villarreal and Alicia Villareal, husband and wife by Warranty Deed from Amanda N. Vaughn, an unmarried woman of record in Instrument No. 20200617-0062665 Register's Office for Davidson County, Tennessee, dated June 04, 2020 and recorded on June 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3105 Kinwood Dr, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 9th day of February, 2024.

Chad Villarreal

Alicia K. Villarreal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of February, 2024, before me personally appeared Chad Villarreal and Alicia K Villarreal, 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 9th day of February, 2024.

SUSAN L. REDDICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Signature
My commission expires: 7/6/26

# Certificate of Authenticity

I, Joshua A. Terry, 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 2/9/24.

Affiant Signature – Joshua A. Terry

2/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/12/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27