#17128

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch # 1107208 DEEDWARR
03/04/2024 10:51:10 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20240304-0014759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

*Ronis Rios Zepeda

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF FEBRUARY, 2024

Notary Public

MY COMMISSION EXPIRES: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

This area for recording stamp

(AFFIX SEAL)

MST 2024-0177

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronis Rios Zepeda	U.S. Bank Home Mtg.	
(NAME)	(NAME)	
4877 Peppertree Drive	9380 Excelsior Blvd. 3rd Floor	165-14-0-148.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hopkins MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Heidi Arana, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronis Rios Zepeda, married,** 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. 121 on the Plan of Section 14, Peppertree Forest of record in Plat Book 7900, Page 501, 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 James K. Hatayama, unmarried by Warranty Deed from Heidi Arana, unmarried of record in Instrument No. 20070213-0018359 Register's Office for Davidson County, Tennessee, dated February 01, 2007 and recorded on February 13, 2007.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 501, Register's Office for Davidson County, Tennessee.

This property, known as 4877 Peppertree Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 29th day of February 2024.

Heidi Arana by Yvette Meldrum

Heidi Arana by Yvette Meldrum, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Heidi Arana, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Heidi Arana as her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20240304-00147158, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 29th day of February, 2024.

Notary Public

My commission expires: 4-13-25

(SEAL)

