Karen Johnson Davidson County
Batch# 1109580 DEEDWARR
03/11/2024 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240311-0016720

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/04/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-07220

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carlos Zavala Paz and Estelea Corea Ramos 213 Ben Alex Court Antioch, TN 37013	New Owner	173-04-0A-042-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Lockhart and wife, Catherine Lockhart**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carlos Zavala Paz and Estelea Corea Ramos, husband and wife**, hereinafter called the Grantees, their 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 Lot No. 42, on the Plan of Oak Highlands, Phase I, of record in Book 6900, Pages 432-435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

PARCEL ID: 173-04-0A-042-00

Being the same property conveyed to John Lockhart and wife, Catherine Lockhart by Warranty Deed from Gayle Johnson Moore, married of record as Instrument No. 20030407-0045684 in the Register's Office for Davidson County, Tennessee, dated March 28, 2003 and recorded on April 7, 2003.

Being also known as 213 Ben Alex Ct, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 213 Ben Alex Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of March, 2024 CEL, JAL

John Lockhart

Catherine Lockhart

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 John Lockhart and Catherine Lockhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 5th day of March, 2024

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/5/24 (date of document).

Jennifer Russell
Affiant Signature

3/11/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of March, 2024.

KRISTEN M. TRANU
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL