Karen Johnson Davidson County
Batch# 1132521 DEEDWARR
05/08/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20240508-0034015

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249255

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$242,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2024.

Notary Public
My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2024, among:

KATHERINE R. PACK AND MELISSA ANN FRIEND, TRUSTEES OF THE KATHERINE PACK AND MELISSA FRIEND COMMUNITY PROPERTY TRUST, DATED OCTOBER 19, 2023

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LUCERO S. ROSE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Barclay Square, Section 3, of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine R. Pack, a single woman by deed from Jeanette B. Mues and husband, Gerald J. Mues (Jeanette B. Mues was formerly known as Jeanette B. Houser), dated December 24, 1987, of record in Book 7438, page 252, Register's Office for Davidson County, Tennessee. Katherine R. Pack, married conveyed her interest to Katherine R. Pack and spouse, Melissa Ann Friend by deed dated October 19, 2023, of record in Instrument No. 20231023-0082641, said Register's Office. And, being further conveyed to Katherine R. Pack and Melissa Ann Friend, Trustees of the Katherine Pack and Melissa Friend Community Property Trust, dated October 19, 2023 by deed from Katherine R. Pack and spouse, Melissa Ann Friend, dated October 19, 2023, of record in Instrument No. 20231031-0084873, said Register's Office.

Being commonly known as 612 Andrea Court, Antioch, TN 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Katherine R. Pack and Melissa Ann Friend, Trustees of the Katherine Pack and Melissa Friend Community Property Trust, dated October 19, 2023

BY: Katherine R Pack
Katherine R. Pack, Trustee

BY: Melissa Ann Friend
Melissa Ann Friend, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Katherine R. Pack and Melissa Ann Friend** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustees** of **the Katherine Pack and Melissa Friend Community Property Trust, dated October 19, 2023**.

Witness my hand and official seal this 3rd day of May, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Lucero Rose
Address: 1505 Cotillion Drive
City, State, Zip: Murfreesboro, TN 37128

Responsible Party For Taxes:

Name: New owner
Address: 1505 Cotillion Dr.
City, State, Zip: Murfreesboro, TN 37128

Tax ID: 149-09-177.00

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 May 3, 2024.

Affiant
Date: May 8, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of May 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY