Karen Johnson Davidson County
Batch# 1132773 DEEDWARR
05/09/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240509-0034083

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

File Number: 24040227

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Subscribed and sworn to before me, this 2nd day of May, 2024.

Notary Public
My Commission Expires: 09/02/24

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tacoma Kingrea and Christine Kingrea	Legacy Home Loans, LLC dba Steadfast Mortgage	087-01-0-022.00
900 Blackjack Court	1036 Stearman Drive, Suite 6	
Hermitage, TN 37076	White House, TN 37188	

For and in consideration of the sum of ten dollars & 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, Anna Marie Ritter, now Anna Marie de la Vega, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tacoma Kingrea and Christine Kingrea, husband and wife, and Matthew Ciccone, a married man hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of New Hope Meadows, Phase II of record in Plat Book 6900, Page 724, 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 Anna Marie Ritter, a single woman by Warranty Deed from Katherine L. Danley and husband, Jason D. Danley of record in Instrument No. 20150928-0098001 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 26, 2015. Anna Marie Ritter, is now known as Anna Marie de la Vega having wed Ronald Ricardo de la Vega who joins in the execution of this instrument to convey any interest he may have in subject property.

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 X improved ~~X~~ unimproved property known as 900 Blackjack Court, Hermitage, TN 37076.

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 2nd day of May, 2024.

Anna Marie de la Vega

Ronald Ricardo de la Vega

State of Tennessee
County of ~~Rutherford~~ Davidson
DC

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anna Marie de la Vega and Ronald Ricardo de la Vega with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 2nd day of May, 2024.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

Notary Public at Large
My Commission Expires: 12/21/2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 2, 2024** (date of document).

Affiant Signature

May 8, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25