WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134203 DEEDWARR
05/13/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240513-0035015

STATE OF Missouri
COUNTY OF Jackson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Karleen A. Speicher
Affiant Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2024.

Cynthia Y. McNealey
Notary Public

MY COMMISSION EXPIRES: 5/8/2026

(AFFIX SEAL) CYNTHIA Y. McNEALEY
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 5/8/2026
Commission # 12573298

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-040262

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gregorio Flores	Novus Home Mortgage, a division of Ixonia Bank	
(NAME)	(NAME)	
3304 Mimosa Drive	20225 Water Tower Blvd., Suite 400	133-03-0-112.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE KARLEEN ANN SPEICHER REVOCABLE TRUST DATED NOVEMBER 02, 2018, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORIO FLORES, A MARRIED MAN, 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 all of Lot 12 on the Plan of Glenco Acres, Section I, of record in Plat Book 1835, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karleen Speicher, unmarried by Warranty Deed from Fred W. Jones and wife, Karen S. Jones, dated 06/30/2017, of record as Instrument No. 20170707-0068243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karleen A. Speicher, Trustee of the Karleen Ann Speicher Revocable Trust dated November 02, 2018 by Quitclaim Deed from Karleen Speicher, dated 11/02/2018, of record as Instrument No. 20181115-0112550, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karleen A. Speicher, Trustee of the Karleen Ann Speicher Revocable Trust dated November 02, 2018 by Quitclaim Deed from Karleen Speicher, dated 11/02/2018, of record as Instrument No. 20181206-0119235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3304 Mimosa Drive, Nashville, TN 37211
(House No.) (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/our hand(s) this the 3rd day of May, 2024

The Karleen Ann Speicher Revocable Trust dated November 02, 2018

BY: Karleen A. Speicher
Karleen A. Speicher
Trustee

STATE OF MISSOURI
COUNTY OF JACKSON

On this the 3rd day of May, 2024, before me personally appeared Karleen A. Speicher, Trustee of the The Karleen Ann Speicher Revocable Trust dated November 02, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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

Cynthia Y. McNealey
Notary Public

My Commission Expires:

(SEAL)

CYNTHIA Y. McNEALEY
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 5/8/2026
Commission # 12573298

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 3rd, 2024.

Affiant
Date: May 13, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of May 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY