RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-21131-24

Karen Johnson Davidson County
Batch# 1134377 DEEDWARR
05/14/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20240514-0035219

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2024

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prolific Homes LLC & Theodoro Samano Torres 1807 Atlas Street, Murfreesboro, TN 37130	Same address as new owner	149-05-0-164

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($215,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THERESA D. HUBBARD, A SINGLE PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PROLIFIC HOMES LLC & THEODORO SAMANO TORRES, TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of the 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 82 fronts 98.02 feet on the northeasterly margin of Terragon Trail and extends back 148.16 feet on the northerly line and 134.64 feet on the southerly line to a dead line in the rear, measuring 73.47 feet thereon.

Being the same property conveyed to Theresa D. Hubbard, a single person, from Rey J. Gomez and wife, Michelle M. Gomez by Warranty Deed dated 5/21/1999 and recorded 5/26/1999 in Book 11494, page 746, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 4773 Terragon Trail, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of April, 2024

GRANTOR(S)

Theresa D. Hubbard

Theresa D. Hubbard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Theresa D. Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of April 2024.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apnl 30, 24 (date of document).

Jennifer L. Pennell

Apnl 30, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of Apnl, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

