This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1138494 DEEDWARR
05/22/2024 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20240522-0038323

State of Tennessee }
County of Rutherford }

The actual consideration or value, whichever is greater for this transfer is: $499,000

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of May, 2024.

Notary Public

My Commission expires 12 / 19 / 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Madelaine Perez Miranda
304 Port Drive
Madison, TN 37115

SEND TAX BILLS TO:
Fifth Third Bank
5001 Kingsley Dr,
Cincinnatti, OH 45227

MAP AND PARCEL NUMBER: 05102000200

WARRANTY DEED
24NT00417

Effective the 21st Day of May, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lisa Laughlin, a married woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Madelaine Perez Miranda, unmarried woman and Maria Salgado, unmarried woman and Siliyit E Figueroa Carballo, unmarried woman, joint tenants

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Sherry Heights, Section III of record in Plat Book 2331, Page (s) 126 and 127, 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 Lisa Laughlin from Aaron Turrill and wife, Jennifer Turrill, by Warranty Deed dated 08/15/2017 and recorded 09/14/2017 in Instrument No. 20170914-0093892, Register's Office of said County.

This is an improved property commonly known as: 304 Port Dr, Madison, TN 37115-3425

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21st day of May, 2024

Lisa Laughlin aka Lisa Marie Laughlin Reasons 05/21/2024 12:29 PM CDT

Lisa Laughlin nka Lisa Marie Laughlin Reasons

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lisa Laughlin nka Lisa Marie Laughlin Reasons,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

05/21/2024 12:38 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

1/25/26

My Commission expires: _____/_____/_____

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Property was investment property for the grantor, dower rights do not apply

CERTIFICATE OF AUTHENTICITY

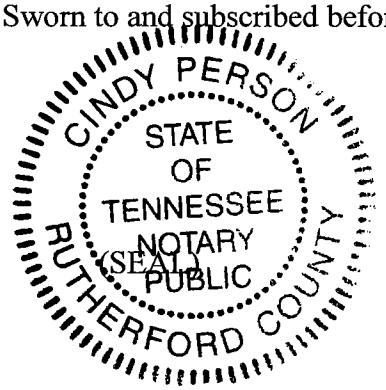
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-21-2024.

Affiant Signature

5-22-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22 day of May, 2024.



Notary Public

My Commission Expires: 4-19-2027

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