Karen Johnson Davidson County
Batch# 1148565 DEEDWARR
06/18/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240618-0045967

WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC, 1535 W Northfield Blvd., Unit 16, Murfreesboro, TN 37129,

File No.: 0624-048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jorge Martinez	Jorge Martinez	136-15-0A-071.00-CO
(NAME)	(NAME)	
3405 Old Anderson Road #204	3405 Old Anderson Road #204	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARRY A. CARTER AND YONHUI CARTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORGE MARTINEZ, UNMARRIED 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 Lot No. 71 on the Plan of First Revision to Phase 2, Final Plat of Watercrest Townhomes, a Horizontal Property Regime of record in Plat Book 11190, Page 81, 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 Larry A. Carter and Yonhui Carter, husband and wife by Warranty Deed from Trevor L. Jones, an unmarried man of record in Instrument No. 20160831-0091299 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on August 31, 2016.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 10788, Page 553 ; amended in Book 11158, Page 931; amended in Instrument No. 20160621-0062874; Amended in Instrument No. 20181227-0125451 and Attorney Letter recorded in Book 10821, Page 131 and Book 10822, Page 70; Right of Way of record in Book 2242, Page 139 and Released in Book 4438, Page 711; Watercrest Homeowner's Association of record in Instrument Number 20210602-0073897; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11433, Page 449; Grant of Easement of record in Instrument Number 20180611-0055671; General Warranty Deed of record in Book 2875, Page 299; Common Area/ Open Space of record in Instrument Number 200002220017014; Charter of Watercrest Homeowners Association, Inc., of record at Book 10788, Page 546; Subject to rights of others in and to the common areas and/or elements; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and to any and all matters shown on said Plan of record in Plat Book 11190, Page 81; all of said Register's Office.

This is improved ✠ property, known as 3405 Old Anderson Road #204, Antioch, TN 37013
(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 our hands this 14th day of June, 2024.

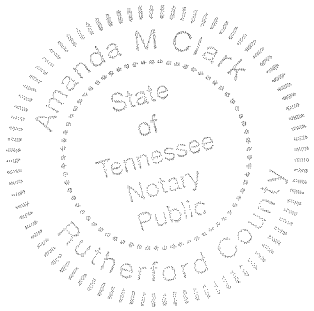
Larry A. Carter

Yonhui Carter

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Larry A. Carter and Yonhui Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
Printed Name: Amanda M Clark
My Commission Expires: 11/22/2025



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 June 14, 2024.

Affiant
Date: June 18, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of June 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY