This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1150874 DEEDWARR
06/26/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $764.05
20240626-0047586

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan Francisco Romero 114 Bakertown Rd. Antioch, TN 37013	New Owner 336 Cedarcreek Dr. Nashville, TN 37211	148-07-0-193.00

THIS INDENTURE, made this 21st day of June, 2024 between

Etheredge Solutions, LLC, a Tennessee Limited Liability Company

of Sumner County, Tennessee, hereinafter referred to as **Grantor,** and

Juan Francisco Romero, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 1st Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30B on the Plan of Zone Lot Division, Lots 18 and 21 through 30, Section Four, Bakertown Gardens of record in Plat Book 6250, Page 462, amended in Book 6250, Page 747 (erroneously referred to as Book 514, Page 747 in prior deed), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30B fronts 32.00 feet on the Easterly margin of Bakertown Road and extends back 169.59 feet on the Northerly line and 196.99 feet on the Southerly line to a broken line in the rear, measuring 41.85 feet thereon.

Being the same property conveyed to Etheredge Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 3/8/2024 from Daniel Ray Douglas and Jeremy Wayne Douglas of record in Instrument No. 20240312-0016892, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 114 Bakertown Rd., Antioch TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.
And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Etheredge Solutions, LLC, a Tennessee Limited Liability Company

By: _____
Chase Isaac Etheredge, owner/sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chase Isaac Etheredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be th owner/sole member authorized to execute the instrument of Etheredge Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as owner/sole member.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of June, 2024.

_____
Notary Public
My Commission Exp: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $206,500.00.

_____
Affiant

Sworn to and subscribed before me, this 21st day of June, 2024.

_____
Notary Public
My Commission Exp: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 June 21, 2024.

Affiant Signature

6/21/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY