Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

Karen Johnson Davidson County
Batch# 1155461 DEEDWARR
07/08/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240708-0051035

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Alexander Himpelmann and wife, Stephanie L. Himpelmann,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Vanessa Prieto, a married woman ,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

**LOCATED in Davidson County, Tennessee and being Unit 1221, Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD) as shown on the site plan attached as Exhibit "B" and established by Declaration of Covenents Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-004525, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.**

**BEING the same property conveyed to Alexander Himpelmann and Stephanie L. Himpelmann by Special Warrant Deed dated May 2, 2019 of record in Instrument No. 20190503-0041453, Register's Office of Davidson County, Tennessee.**

**Map & Parcel: 164-10-0B-26-CO**

**Property Address: 4330 Summercrest Blvd, Unit 1221, Antioch, TN 37013**

**In the event of a discrepancy between the property address and the legal description, the legal description shall control.**

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 2nd day of July, **2024**.

**Alexander Himpelmann**

**Stephanie L. Himpelmann**

STATE OF **TENNESSEE**
COUNTY OF Maury

Personally appeared before me, the undersigned, **Alexander Himpelmann and Stephanie L. Himpelmann,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of July, **2024**.

My commission expires:

Notary Public

MELISSIA DIGGER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MAURY MY COMM. EXPIRES JANUARY 28, 2026

STATE OF **TENNESSEE**
COUNTY OF Rutherford

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **335,000.00.**

Affiant

WITNESS my hand, at office, this 3rd day of July, **2024**.

My commission expires:

Notary Public

JESSICA ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/23/2025 RUTHERFORD COUNTY

NEW PROPERTY OWNERS:

**Vanessa Raquel Prieto**

**4330 Summercrest Blvd, Unit 1221**

**Antioch, TN 37013**

PERSON(S) RESPONSIBLE FOR TAXES:

**American Pacific Mortgage Corp.**

**3000 Lava Ridge Court, Suite 200**

**Roseville, CA 95661**

Certificate of Authenticity

I, Amanda Maynor, 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

**July 3, 2024**

Date

Affiant Signature

July 8, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON