Karen Johnson Davidson County
Batch# 1156234 DEEDWARR
07/10/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240710-0051528

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of June, 2024.

Carmen Coats
NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Josue Daniel Guerra Landaverde (NAME)	CROSSCOUNTRY MTG, LLC (NAME)	150-07-0-302.00
3350 Oak Trees Ct. (ADDRESS)	2160 SUPERIOR AVE (ADDRESS)	
Antioch, TN 37013	CLEVELAND, OH 44114	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sheena Rojas, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Josue Daniel Guerra Landaverde, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 46-A on the Plan of Lakeshore Woods, Section 3, of record in Book 6250, Page 507, (erroneously shown as Plat 650, Page 507, should have read Plat 6250, Page 507, in previous deed) said Register's Office, to which plan reference is made for. a more complete description.

Being the same property conveyed to Sheena Rojas by deed from LOC Distribution, Inc., a Tennessee Corporation of record in Instrument No. 20201030-0127064, dated October 27, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 3350 Oak Trees Ct., Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of June, 2024.

Sheena Rojas

STATE OF Montana
COUNTY OF Silver Bow

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheena Rojas, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2024.

Gayle G. Astore
Notary Public
My Commission Expires: 02/15/2025

GAYLE G. ASTORE NOTARIAL SEAL STATE OF MONTANA

GAYLE G. ASTORE
NOTARY PUBLIC for the
State of Montana
Residing at Helena, Montana
My Commission Expires
February 15, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 24, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25