WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162826 DEEDWARR
07/26/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20240726-0056671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4.19.26

(AFFIX SEAL)

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Manuel Isai Rauda Garcia Yadira Umanzor Mradiaga	Same	135-14-0A-265.00
(NAME) 1045 Blue Mountain Lane	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Rachel Kelley, an unmarried woman and Antonio Kelley, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Manuel Isai Rauda Garcia and Yadira Umanzor Maradiaga, as tenancy in common,** hereinafter called the GRANTEE(S), his/her/their 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. 265, on the Plan of Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, Page 842, as corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 964, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rachel Kelley and Antonio Kelley, wife and husband by Warranty Deed from Grayland Jackson, dated 12/05/2017, of record in Instrument No. 20171206-0124708, as affected by Affidavit of Scrivener's Error record in Instrument No. 20180110-0003387 Register's Office for Davidson County, Tennessee.

Pursuant to Divorce Decree Case No. 23D1330, Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1045 Blue Mountain Lane, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of July, 2024.

Rachel Kelley

Antonio Kelley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Kelley and Antonio Kelley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of July, 2024.

Notary Public:
My Commission Expires: 11/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/22/24 (date of document).

Jennifer Russell

Affiant Signature

7/23/24

Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL