This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-3907-TM

Karen Johnson Davidson County
Batch# 1166797 DEEDWARR
08/05/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20240805-0059656

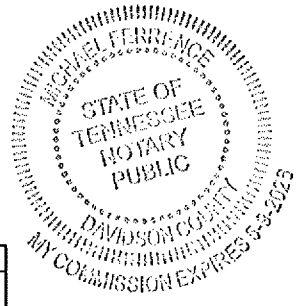
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Jesus Ramon Lara
Affiant

Subscribed and sworn to before me, this the 5th day of August, 2024.

Notary Public
My Commission Expires: 5-9-2026



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jesus Ramon Lara and Gladis Gomez Ventura 4892 Shihmen Drive Antioch, TN 37013	Pinnacle Bank, a Tennessee Bank 150 3rd Avenue South Suite 1000 Nashville, TN 37201	162 04 0 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Celia M. Ervin f/k.a Celia M. Glenn, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jesus Ramon Lara and Gladis Gomez Ventura, husband and wife**, 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. 123 on the Plan of ANTIOCH PARK, SECTION 4, of record in Plat Book 4300, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed to Celia M. Glenn, by Quitclaim Deed from Jac L. Glenn, of record in Instrument No. 20200306-0025320, in the Register's Office of Davidson County, Tennessee, dated February 27, 2020 and recorded on March 06, 2020.

Alec Michael Ervin joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **4892 Shihmen Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2024.

GRANTOR:

Celia Ervin 8-5-24
Celia M. Ervin

Alec Michael Ervin

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Celia M. Ervin and Alec Michael Ervin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 5, 2024**.

Affiant Signature

08/05/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 5, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY