This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23027-AP

Karen Johnson Davidson County
Batch# 1168519 DEEDWARR
08/13/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240813-0061200

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Kina Wald
Affiant

Subscribed and sworn to before me, this the 8th day of August, 2024.

Notary Public
My Commission Expires: 1-26-28

COUNTY OF SUMNER
KINA RENEE LONG
STATE OF TENNESSEE
NOTARY PUBLIC

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hellen M. Castellanos Corea, Selvin G. Romero Rivas Jonathan A. Reyes Corea 3145 Smith Springs Rd Antioch TN 37013	New Owner	150-04-0-148

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michelle Prater NKA Michelle Johnson and Brent Johnson, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hellen M. Castellanos Corea and Selvin G. Romero Rivas, wife and husband, and Jonathan A. Reyes Corea, unmarried man**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 646, Revised, Phase III, Kensington of Priest Lake, according to survey and plat of same appearing of record in Book 6900, page 236, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Michelle Prater, a single woman and Brent Johnson, a single man, as joint tenants with rights of survivorship by Warranty Deed from Adrian E. Hutchison and wife, Mary A. Hutchison, dated July 1, 2015, recorded July 2, 2015, of record in Instrument No. 20150702-0064330, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3145 Smith Springs Road, 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 8th day of August, 2024.

GRANTOR:

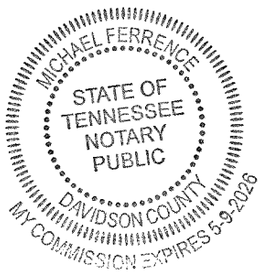
Michelle Johnson

Brent Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle Johnson and Brent Johnson, the within named bargainor(s), 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 8th day of August, 2024.



Notary Public
My Commission expires: 5-9-2026

Certificate of Authenticity

I, Mark Bleeker, 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 8/8/24.

Date

Affiant Signature

8/8/24

Date

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026