Karen Johnson Davidson County
Batch# 1170270 DEEDWARR
08/15/2024 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,268.74
20240815-0062494

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,902.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 11-7-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaime Antonio Arias	New Owner	164-12-0-019
(NAME)	(NAME)	
1413 Laurel Oak Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Windseeker LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jaime Antonio Arias, a married man,** 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:

Being Lot No. 19 on the Plan of Meadow Woods, Phase I, of record in Plat Book 9700, Page 519, and amended in Plat Book 9700, Page 570, of the Register's Office of Davidson County, TN , to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Windseeker, LLC, by deed of record in Instrument No. 20240426-0030471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1413 Laurel Oak Drive, 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 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. 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.

Witness my/our hands this 9th day of August, 2024.

Windseeker, LLC

By: _____
Elizabeth Hazelwood, Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Elizabeth Hazelwood with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of Windseeker, LLC and that she as such Managing Member executed the foregoing instrument for the purposes therein contained by signing the name of Windseeker, LLC by herself as Managing Member

WITNESS my hand and seal this 9th day of August, 2024.

_____
Notary Public
My Commission Expires: _____

File No.: 17330



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 8/9/24 (date of document).

Jennifer Russell
Affiant Signature

8/15/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

