WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174573 DEEDWARR
08/26/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240826-0065537

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2024

Amber L. Whisner
Notary Public

MY COMMISSION EXPIRES: 6-22-26

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

This area for recording stamp

(AFFIX SEAL)

MST 2024-1138

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika Morales Roldan & Keveen Ramirez Morales	New owner	183-05-0A-051.00-CO
(NAME)	(NAME)	
3605 Applewood Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jonathan L. Thompson and Anna E. Thompson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erika Morales Roldan, an unmarried woman and Keveen Ramirez Morales, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 450 on the Plan of October Woods, Phase One, Section Two of record in Plat Book 7900, Page 909, and amended in Book 9700, pages 54 and 55 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan L. Thompson and Anna E. Thompson, husband and wife by Warranty Deed from Allen R. Reeves and wife, Judy G. Reeves of record in Instrument No. 20210419-0052360 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 19, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 54 and 55, Register's Office for Davidson

County, Tennessee. Restrictions of record in Book 9840, Page 276, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 9771, Page 560, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowner's Association of record in Instrument Number 200004250041127, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5047, Page 661 and Book 5047, Page 656, in the Register's Office for Davidson County, Tennessee. By-Laws of October Woods Homeowner's Association of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee. Charter of October Woods Homeowner's Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Easement(s) of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee. Easement(s) of record in Book 9771, Page 560 and Book 10010, page 50, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3605 Applewood 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 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 our hands this 22nd DAY OF AUGUST, 2024.

Jonathan L. Thompson

Anna E. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jonathan L. Thompson and Anna E. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of August, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the 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 22, 2024 (date of document).

Amber Whisner
Affiant Signature

August 26, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of August, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

