Karen Johnson Davidson County
Batch# 1178175 DEEDWARR
09/05/2024 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20240905-0068378

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of **September, 2024**, by and between, **Denise F. Pineiros, a married person,** party of the first part, and **Michael J. Johnson, unmarried person,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part have bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of Davidson, State of Tennessee, described as follows, to wit:

Lot 165, on the First Revision of Asheford Crossing, Section Two, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 171, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Denise F. Johnson, unmarried, by Warranty Deed of record in Instrument No. 200304290057453, in the Register's Office of Davidson County, Tennessee. Denise F. Johnson is married and now known as Denise F. Pineiros.

Title to the above described property is vested in Denise F. Pineiros. Hugo Pineiros, spouse of the said Denise F. Pineiros, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey and confirm unto the party of the second part/Grantee, his heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which he may now have or hereafter may acquire, but the said Hugo Pineiros does not join in the covenants and warranties of this indenture.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines, and easements of record in Plat Book 9700, Page 171 and Plat Book 9700, Page 113; Declaration of Covenants, Conditions and Restrictions of record in Book 9651, Page 900, as amended in Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575; Book 10640, Page 941, Book 10717, Page 97, Book 11455, Page 769 and Instrument Nos. 200010180103441 and 200104180038191; By-Laws of record in Book 9651, Page 925; Charter of Asheford Crossing Homeowners Association, Inc of record in Book 9651, Page 895; and 2024

Davidson County taxes, not yet due and payable, which the party of the second party herein assumes and agrees to pay, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the party of the first part the day and year first above written.

Denise F. Pineiros by Paula Micaela Twisdale as Attorney In-Fact

Denise F. Pineiros by
Paula Micaela Twisdale as Attorney In-Fact

Hugo Pineiros by Paula Micaela Twisdale as Attorney In-Fact

Hugo Pineiros by
Paula Micaela Twisdale as Attorney In-Fact

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **Paula Micaela Twisdale**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Denise F. Pineiros and Hugo Pineiros**, as their lawful Attorney-In-Fact, and that she executed the same as the free act and deed of the said **Denise F. Pineiros and Hugo Pineiros**.

WITNESS my hand and Notarial Seal this 3rd day of September, 2024.

L. Rees Hodges
Notary Public

My commission expires: 11-18-24

L. REES HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-18-2024

(FOR RECORDING DATA ONLY)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$337,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of September, 2024.

Notary Public

My commission expires: 12-30-2025

ANNA FAVAZZA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 12-30-2025

Property Address: 401 Asheford Court
Antioch, TN 37013

Tax Parcel ID: 164-130-108.00

Owner's Name and Address: Michael J. Johnson
401 Asheford Ct.
Antioch, TN 37013

Mail Tax Bills to: Wells Fargo Bank, N.A.
101 N. Phillips Ave.
Sioux Falls, SD 57104

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Hodges Law Firm, PLLC, 2294 S. Germantown Rd., Germantown, TN 38138, 901-754-6440

Tennessee Certification of Electronic Document

I, L. Rees Hodges, 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 9-3-24 (date of document).

L. Rees Hodges
Affiant Signature

9-5-24
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 5th day of September, 2024.

Notary's Signature

My Commission Expires: 11/18/2024

ELIZABETH A. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-18-2024