This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23096-RR

Karen Johnson Davidson County
Batch# 1181809 DEEDWARR
09/16/2024 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20240916-0071202

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $441,000.00

Affiant

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 13th day of September, 2024.

Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adison Harvat and Shelby Lynn Rife 4425 Skyridge Drive Nashville, TN 37207	New Owner	050 00 0 029.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Geraldo Miramontes and Monica Miramontes, husbband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Adison Harvat and Shelby Lynn Rife, as joint tenants with right of survivorship**, 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 Lot No. 135, on the plan of SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-056G0) SUBDIVISON PHASE 3, as shown on plat of record in Instrument No. 20230303-0015355, in the Register's Office of Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Geraldo Miramontes and Monica Miramontes, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, of record in Instrument No. 20231228-0099726, in the Register's Office of Davidson County, Tennessee, dated December 28, 2023 and recorded on December 28, 2023.

This is improved property located at: **4425 Skyridge Drive, Nashville, TN 37207**

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 13th day of September, 2024.

GRANTOR:

Monica Miramontes

Geraldo Miramontes

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Monica Miramontes and Geraldo Miramontes, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of September, 2024.

Notary Public
My Commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-13-24.

Affiant Signature

9-13-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of September, 2024.

Notary Signature

My Commission Expires: 5-9-26

