Karen Johnson Davidson County
Batch# 1191313 DEEDWARR
10/09/2024 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241009-0078428

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-08407

Address of New Owner:	Send Tax Bills to:	Tax Information:
Talen Lee 1304 Ravenna Court S Antioch, TN 37013	CMG Mortgage 810 Crescent Centre #320 Franklin TN 37067	150 03 0 361.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Right Step Inc., a Tennessee Corporation**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Talen Lee, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Antioch, Davidson County, Tennessee, being Lot No. 415 on the Plan of SECTION NINE, "THE COUNTRY", as of record in Plat Book 6900, Pages 285 and 286, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 415, fronts 74.86 feet on the Westerly margin of Ravenna Court South and extends back 130.00 feet on the Southerly line and 105.00 feet on the Northerly line to a broken line in the rear measuring 103.85 feet thereon.

Being the same property conveyed to The Right Step Inc., a Tennessee Corporation, by Warranty Deed from Bunch N. Horton, an unmarried woman, of record in Instrument No. 20240215-0010656, in the Register's Office of Davidson County, Tennessee, dated February 14, 2024 and recorded on February 15, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1304 Ravenna Court S, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of October, 2024

The Right Step Inc., a Tennessee Corporation

BY: _____
John R. Alonso
President

BY: _____
Michelle R. Alonso
Secretary

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John R. Alonso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President for The Right Step Inc., a Tennessee Corporation and that he is authorized by The Right Step Inc., a Tennessee Corporation to execute this instrument on its behalf as such President.

Witness my hand and seal at Lebanon, Tennessee, this 7th day of October, 2024.

_____
Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/31/2026
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle R. Alonso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary for The Right Step Inc., a Tennessee Corporation and that she is authorized by The Right Step Inc., a Tennessee Corporation to execute this instrument on its behalf as such Secretary.

Witness my hand and seal at Lebanon, Tennessee, this 7th day of October, 2024.

_____
Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/31/2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/7/24 (date of document).

Emma Howard
Affiant Signature

10/7/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of October, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL