Karen Johnson Davidson County
Batch# 1192657 DEEDWARR
10/11/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20241011-0078861

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6.14.26
(AFFIX SEAL)

PAMELA JO SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

T-WM-24-190

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Antonia Pena Romero	New Owner	
(NAME) **190 Tusculum Rd**	(NAME)	**162-02-0-003.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTONIA PENA ROMERO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Colewood Acres, Section 1 of record in Plat Book 3700, Page 59, Registers office for Said County.

Said Lot No. 3 fronts 80.60 feet on the Northerly margin of Tusculum Road and extends back 130.0 feet on the Easterly line and 130.5 feet on the Westerly line to a dead line in the rear, measuring 72.34 feet thereon.

Being the same property conveyed to Honky Tonk Homes, LLC, a Tennessee limited liability company by Warranty Deed from Robert Citchen, unmarried of record in Instrument No. 20240319-0018838 Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 19, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 59, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4003, Page 11, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **190 Tusculum Rd, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 9th DAY OF OCTOBER, 2024.

Honky Tonk Homes, LLC, a Tennessee limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of October, 2024.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 October 9, 2024.

Affiant
Date: October 10, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of October 2024

Notary Public

My Commission Expires: 7/19/25

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY