Karen Johnson Davidson County
Batch# 1193667 DEEDWARR
10/15/2024 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241015-0079886

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Marcia Escobar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

24NT01089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Luz Elena Rosales Villa and Francisa Villa Bautista	New Owner	150-08-0-060.00
(NAME)	(NAME)	
3604 Arcadia Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, we, **Nicholle Rae Larson AKA Nicholle Rae Lambert and Andrew T. Lambert, husband and wife, and Kenneth Joseph Larson, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Luz Elena Rosales Villa and Francisa Villa Bautista, tenants in common with rights of survivorship,**

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 500, as shown on the map entitled the Plan of Towne Village of Country, Section 5, of record in Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NICHOLLE RAE LARSON, AN UNMARRIED WOMAN AND ANDREW T. LAMBERT, AN UNMARRIED MAN AND KENNETH JOSEPH LARSON, A MARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from SCOTT D. HILLL, AN UNMARRIED MAN, of record in Instrument No. 20220811-0091283, dated August 10, 2022, said Register's Office.

The above-described property has never been the principal marital residence of Kenneth Joseph Larson and his spouse.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3604 Arcadia Circle, Antioch, TN 37013
(House No.) (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.

Effective the 10th day of October, 2024.

Nicholle Rae Larson AKA Nicholle Rae Lambert

Andrew T. Lambert

Kenneth Joseph Larson by Nicholle Rae Larson AKA Nicholle Rae Lambert, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of October, 2024, before me personally appeared Nicholle Rae Larson AKA Nicholle Rae Lambert and Andrew T. Lambert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nicholle Rae Larson AKA Nicholle Rae Lambert, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Kenneth Joseph Larson for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Kenneth Joseph Larson, and is authorized by Kenneth Joseph Larson to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of October 2024

Notary Public

My commission expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Bartm 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 10-10-2024 (date of document).

Summer Bartm
Affiant Signature

10-15-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of October, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

