WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212656 DEEDWARR
12/04/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20241204-0094294

File No. AP-24-7911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC O. HARDWICK DAVIDSON COUNTY Commission Expires 08-6-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Rico, Rachel Rico, and Hugo Rico, Jr	**Rachel Rico and Hugo Rico, Jr.**	
(NAME)	(NAME)	
3148 Hidden Creek Drive	**2617 N Promontory Way**	173-16-0A-041.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Orange, CA 92867**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Charlene Rae Garrett, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Rico and Hugo Rico, Jr, wife and husband and Nathaniel Rico, an unmarried man, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 26 on the Plan of Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, and Surveyors Certificate of Correction recorded in Instrument No. 20031120-0169641 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlene Rae Garrett, an unmarried woman and Amy Janette Garrett, an unmarried woman, tenants in common with right of survivorship by Warranty Deed from Opendoor Property D LLC, a Delaware Limited Liability Company of record in Instrument No. 20190529-0050351 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 29, 2019.

Being the same property conveyed to Charlene Rae Garrett by Quitclaim Deed from Amy Janette Garrett of record in Instrument No. 20200324-0031898 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on March 24, 2020.

This is property more commonly known as 3148 Hidden Creek Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 2nd day of December, 2024.

Charlene Rae Garrett

STATE OF KENTUCKY
COUNTY OF Boone

On this 2nd day of December, 2024, before me personally appeared Charlene Rae Garrett, 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's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2024.

Notary Signature
My commission expires: 7/20/27

TAHJA ALIYAH SANDERS
COMM. EXPIRES:
07/20/2027
NOTARY
PUBLIC
ID # KYNP75850
STATE AT LARGE
KENTUCKY

Please Return to:
Magnolia Title & Escrow
113 Rutherlan Street
Nashville, TN 37203

Certificate of Authenticity

I, D Hardwick, 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 **December 2, 2024**.

Date

D Hardwick

Affiant Signature

December 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

