Karen Johnson Davidson County
Batch# 1212838 DEEDWARR
12/05/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20241205-0094520

WARRANTY DEED

COLLETTE JOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Nguyen	Canopy Mortgage, LLC	
(NAME)	(NAME)	16302003100
6111 Terry Drive	360 Technology Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lindon, UT 84042	
(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, **Teresa M. Roper, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Nguyen, an unmarried person,** HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, Tennessee, being all of Lot No. 82, on the Plan of Hickory Highland Place, Section 2, Phase 1, according to plat and survey of same appearing of record in Instrument Nos. 19991223-0306510 and 19991223-0306511, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Teresa M. Roper, an unmarried woman, by virtue of that certain Warranty Deed dated August 15, 2014, and being of record at Instrument No. 20140818-0074644 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 4424 Winton Dr. Antioch, TN 37013
(House Number) (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.

Witness my hand this 26th day of November, 2024.

Teresa M. Roper

Teresa M. Roper

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Teresa M. Roper** ~~and~~, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November, 2024.

Notary Public
My Commission Expires: December 12, 2028

NOTARIAL SEAL
STATE OF OHIO

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Nov. 27. 2024.

Affiant Signature

5th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028