This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4776-TM

Karen Johnson Davidson County
Batch# 1213707 DEEDWARR
12/10/2024 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241210-0095754

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2024.

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 7/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rubiseyda Macias Morales and Susel Roman Macias 4405 Baton Rouge Drive Hermitage, TN 37076	Paramount Residential Mortgage Group 1265 Corona Pointe Court Suite 301 Corona, CA 92879	075 07 0 107.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Adam W Reid and Laura E Reid, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Rubiseyda Macias Morales, a single woman, and Susel Roman Macias, a single woman, as joint tenants with right of survivorship** (individually and collectively, "Grantee"), 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. 110, on the Plan of HIGHLANDS OF TULIP GROVE, SECTION 1 of record in Plat Book 4675, Page 26, 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 Adam W. Reid and Laura E. Reid, husband and wife, by Warranty Deed from James W. Livesay and wife, Emily Jane Livesay, of record in Instrument No. 20190502-0040901, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019, and recorded on May 02, 2019.

This is improved property located at: **4405 Baton Rouge Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2024.

GRANTOR:

Adam W Reid

Laura E Reid

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam W Reid and Laura E Reid, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of December, 2024.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9, 2024.

Affiant Signature

12/10/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 10, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY