Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-24-3193

Karen Johnson Davidson County
Batch# 1215382 DEEDWARR
12/12/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20241212-0096384

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 day of Nov., 2024

Notary Public

Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wladimir Rojas Correa and Andres G. Martinez Salazar 3213 Brookmont Circle Antioch, TN 37013	Novus Home Mortgage 20225 Water Tower Blvd., #400 Brookfield, WI 53045	150-04-0- 021.00

WARRANTY DEED

FOR AND IN 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,

Travis M. Rice and Angelyn Rice, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wladimir Rojas Correa and Andres Gabriel Jose Martinez Salazar, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 562 on the Plan of Section One-A, Kensington of Priest lake of record in Plat Book 5200, Page 707, 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 Travis M. Rice, an unmarried man by Warranty Deed from Esli L. Mccoy and wife, Dorothy A. Mccoy of record in Instrument No. 20171227-0130988 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on December 27, 2017. The said Travis M. Rice, has since married. His spouse

Angelyn Rice, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3213 Brookmont Circle, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the ~~2nd~~ 27th day of ~~December~~ November, 2024. TMR / AR

Travis M. Rice

Angelyn Rice

STATE OF TENNESSEE
COUNTY OF WILSON

On this ~~2nd~~ 27th day of ~~December~~ November, 2024, before me personally appeared Travis M Rice and Angelyn Rice, 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~~ 27th day of ~~December~~ November, 2024.

Notary Signature
My commission expires: 8-18-26

SHERRY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

True Copy Certification

I, Yvette Meldrum, 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 November 27, 2024.

Signature
November 27, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 27, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025