Karen Johnson Davidson County
Batch# 1216120 DEEDWARR
12/13/2024 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20241213-0097093

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10570-231

ADDRESS NEW OWNER:
Paige Schwahn
1520 Mount Mitchell Court
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

Parcel ID:
135-14-0A-231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Willys A. Santos-Jimenez, an unmarried man, and Jennifer N. Madison, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Paige Schwahn, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 231 on the Plan of Pinnacle Point Subdivision, Phase Five as of record in Plat Book 8250, Page 842 and amended in Book 11114, Page 958 and as corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 960, 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 Willys A. Santos-Jimenez and Jennifer N. Madison, husband and wife by seed dated January 31, 2019 from Noah J. Koleske and Lacie L. Dickens nka Lacie L. Koleske, recorded February 6, 2019, and of record in Instrument Number 20190206-0011551, Register's Office for Davidson County, Tennessee.

This is improved property known as 1520 Mount Mitchell Court, Antioch, TN 37013. Possession is to be given on November 22, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21 day of November 2024.

Willys A. Santos-Jimenez
Willys A. Santos-Jimenez

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Willys A. Santos-Jimenez, an unmarried man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of November 2024.

NOTARY PUBLIC

My Commission Expires: 3/2/25

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* * * * * *

Jennifer N. Madison

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer N. Madison, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that She executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November 2024.

C. DURIO
Notary Public - California
Santa Clara County
Commission # 2445952
My Comm. Expires May 29, 2027

NOTARY PUBLIC

My Commission Expires: May 29, 2027

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$395,000.00**.

AFFIANT

Subscribed and sworn to before me on this 21st day of November 2024.

8/15/27

NOTARY PUBLIC

My Commission Expires:

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 11/21/2024 (date of document).

Affiant Signature

11/22/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON