WARRANTY DEED

Karen Johnson Davidson County
Batch# 1220128 DEEDWARR
12/26/2024 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $902.80
20241226-0099983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2024.

Marcia Escobar
Notary Public

MY COMMISSION EXPIRES: 10.25.27
(AFFIX SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 1224-068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christian Alonso Segura Nunez	Christian Alonso Segura Nunez	173-01-0-257.00
(NAME)	(NAME)	
736 Ridgeview Court	736 Ridgeview Court	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAWN B. DUNN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN ALONSO SEGURA NUNEZ, A SINGLE PERSON**, 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 known as all of Lot No. 8-B, on the Plan of Lots 1 through 5 and 7 through 16 Zone Lot Division, Dreamland Estates Southeast, Section 3, as shown by plat and survey of record in Plat Book 6250, Page 282, in the Register's Office for Davidson County, to which Plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Shawn B. Dunn, unmarried by Quitclaim Deed from Renovation Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20211101-0145904 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on November 01, 2021.

24NT01370

This conveyance is subject to Restrictions of record in Book 6376, Page 121; and to any and all matters shown on the Plan of record in Plat Book 5200, Page 649 and Plat Book 6250, Page 282; Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 736 Ridgeview Court, Antioch, TN 37013
(House No.) (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 our hands this 19th day of December, 2024.

Shawn B. Dunn

STATE OF FLORIDA

_____ OF _____

On this 19th day of December, 2024, before me personally appeared Shawn B. Dunn, 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 (or person's) free act and deed.

See attached PSP
Notary Public

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of December, 2024, by Shawn B Dunn.

PRINCESS S POWE
Notary Public - State of Florida
Commission # HH 368766
My Comm. Expires Jun 24, 2027
Bonded through National Notary Assn.

(Signature of Notary Public - State of Florida)

Princess S Powe

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ___
OR Produced Identification ✓
Type of Identification Produced FL DL

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: December 19, 2024 # of Pages: 3

Signer(s) Other Than Named Above: Christian Alonso Segura Nunez

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12.19.2024 (date of document).

Affiant Signature

12.24.2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th of December, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26