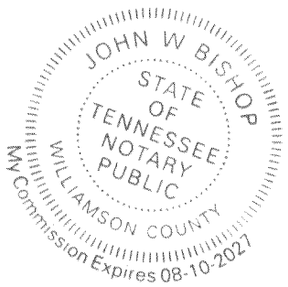
Karen Johnson Davidson County
Batch# 1221054 DEEDWARR
12/30/2024 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,427.20
20241230-0100750

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED FIFTY SIX THOUSAND AND 00/100 ($656,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SONYA REID (NAME)	**DEEPHAVEN MORTGAGE, LLC** (NAME)	**104 02 2M 037.00**
303 31ST AVENUE NORTH, UNIT 313 NASHVILLE, TN 37203 (ADDRESS)	**3530 TORINGDON WAY, SUITE 300 CHARLOTTE, NC 28277** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of December, 2024, the undersigned, **KORINA ANTUNA AND EDUARDO ANTUNA, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SONYA REID, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **303 31ST AVENUE NORTH, 313, NASHVILLE, TN 37203** and more particularly described as follows:

Land Located in Davidson County, Tennessee, being Unit No. 37, on the ODYSSEY CONDOMINIUM plat, filed as Exhibit to and established by Declaration for ODYSSEY CONDOMINIUM, of record in Instrument No. 20211220-0167912; as being amended in Instrument No. 20220823-0095308; Instrument No. 20230322-0020648; Scrivener's Affidavit recorded in Instrument No. 20230616-0046166; Instrument No. 20230515-0035857 and Instrument No. 20231211-0095324, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Korina Antuna and Eduardo Antuna, wife and husband, by Warranty Deed from Parthenon Holdings DE LLC, a Delaware limited liability company, of record in Instrument No. 20230807-0060959, in the Register's Office of Davidson County, Tennessee, dated August 04, 2023 and recorded on August 07, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of December, 2024.

GRANTOR: KORINA ANTUNA

Korina Antuna

STATE OF WA)
COUNTY OF King)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KORINA ANTUNA**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of December, 2024.

Notary Public

05-11-2028
My Commission Expires

GRANTOR: EDUARDO ANTUNA

DANAAN BOHAG
Notary Public
State of Washington
Commission # 20105937
My Comm. Expires May 11, 2028

Eduardo Antuna

STATE OF WA)
COUNTY OF King)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EDUARDO ANTUNA**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

DANAAN BOHAG
Notary Public
State of Washington
Commission # 20105937
My Comm. Expires May 11, 2028

WITNESS my hand, at office, on this 19th day of December, 2024.

Notary Public

05-11-2028
My Commission Expires

True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of December, 2024.

Affiant Signature
Date 12/27/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

