This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4854-TM

Karen Johnson Davidson County
Batch# 1222888 DEEDWARR
01/02/2025 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20250102-0000387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Kimberly Beard
Affiant

Subscribed and sworn to before me, this the 27th day of December, 2024.

Marcia Escobar
Notary Public
My Commission Expires: 10-25-2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rosa Yolanda Rodriguez Villeda and Sean Ryan Smith 2109 Beachfront Avenue Antioch, TN 37013	New Owners	165 05 0A 060.00

24NT01391

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lisa LaFountaine, unmarried and Kristine LaFountaine and Lawrence LaFountaine, wife and husband** ("Grantor"), transfer and convey unto **Rosa Yolanda Rodriguez Villeda and Sean Ryan Smith, as tenants in common with rights of survivorship** ("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. 60 on the Plan of SECTION I, PHASE I SOUTH SHORE A PLANNED UNIT DEVELOPMENT of record in Plat at Instrument No. 20020624-0075604, 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 Lisa LaFountaine, unmarried and Kristine LaFountaine and Lawrence LaFountaine, wife and husband as Tenants in Common with the Right of Survivorship, by Warranty Deed from David C. Henry and Abigail L. Henry, husband and wife, of record in Instrument No. 20220601-0063124, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 01, 2022.

This Instrument executed on behalf of Kristine LaFountaine and Lawrence LaFountaine ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202501020000385, and Instrument No. 202501020000386 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **2109 Beachfront Avenue, Antioch, TN 37013**

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 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 Grantee, their 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 27th day of December, 2024.

GRANTOR:

Lisa LaFountaine

Kristine LaFountaine by Lisa LaFountaine her Attorney-in-Fact
Kristine LaFountaine by Lisa LaFountaine, her Attorney-In-Fact

Lawrence LaFountaine by Lisa LaFountaine his Attorney-in-Fact
Lawrence LaFountaine by Lisa LaFountaine, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 27th day of December, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa LaFountaine the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Kristine LaFountaine and Lawrence LaFountaine ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 27th day of December, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

EXHIBIT "A"
TO Warranty Deed
From: Lisa LaFountaine, Kristine LaFountaine, and Lawrence LaFountaine
To: Rosa Yolanda Rodriguez Villeda and Sean Ryan Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Lisa LaFountaine
Affiant

WITNESS my hand and seal at office this 27th day of December, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 12-27-2024 (date of document).

Affiant Signature

1-2-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd of January, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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