Name and Address of New Owner:
Karen Jacqueline Salinas Cardenas &
William Gilberto Cruz Melgar
3016 Mossdale Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1243187 DEEDWARR
03/05/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250305-0016707

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15006012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kimberlee Massey Owen, f/k/a Kimberlee Ann Massey, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karen Jacqueline Salinas Cardenas and William Gilberto Cruz Melgar,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49-A, on the-Plan of Zone Lot Division of Lots 48, 49, 50, 51, 52 and 53, Section 11-A, Cherry Hills Subdivision, of record in-Book 5200, Page 730.and amended in Book 6250, Pages 133 and 134, Register's Office for said-County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberlee Ann Massey, a Single Woman by Warranty Deed from David Khamphengphet, a married man, dated August 19, 2016, or record in Instrument No. 20160826-0089769, in the Register's Office of Davidson County, Tennessee.

Riley M. Owen, husband of Kimberlee Massey Owen, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest, marital or otherwise in and to the subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3016 Mossdale Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

25NT00078

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of February, 2025.

Kimberlee Massey-Owen (SEAL)
Kimberlee Massey Owen

Riley M. Owen (SEAL)
Riley M. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of February, 2025, before me personally appeared Kimberlee Massey Owen and Riley M. Owen, 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 21 day of February, 2025.

Notary Signature
My commission expires: 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of February, 2025.

Notary Signature
My commission expires: 11-08-28

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 2-21-2025 (date of document).

Affiant Signature

3-4-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of March, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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