NEW OWNER:
AURELIO BALDERAS JR.
1924 PORT JAMES CIRCLE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
UNITED WHOLESALE MORTGAGE, LLC
700 SOUTH BLVD EAST
PONTIAC, MI 48341

Map & Parcel No.: 165090A01900

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0210

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1246013 DEEDWARR
03/14/2025 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250314-0018614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JILL LAMBERT, JEANNE COOPER and JEFFREY COOPER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **AURELIO BALDERAS JR., a single man** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 79, Plan of Lakewood Village, Section One, of record in Plat Book 9700, Page 555, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to BARBARA COOPER, by Special Warranty Deed from Federal National Mortgage Corporation, dated January 24, 2014, and of record in Instrument No. 20140221-0014963, Register's Office for DAVIDSON County, Tennessee. Barbara Cooper is now deceased, having died unmarried and intestate on January 16, 2024, a resident of Davidson County, Tennessee. For further reference to title, see Affidavit of Inheritance, of record in Instrument NO. 20240710-0051718, Register's Office for Davidson County, Tennessee, whereby the property owned by her at the time of her death passed to her heirs-at-law, her children: Jill Lambert, Jeanne Cooper, and Jeffrey Cooper.
>
> This description is the same as in the prior deed.
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY more commonly known as **1924 PORT JAMES CIRCLE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 555 and Plat Book 9700, Page 464, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of March, 2025.

Jill Lambert
JILL LAMBERT

By: Jeanne Cooper, her Attorney in Fact
Jeanne Cooper, pursuant to Power of Attorney of record in Instrument No. 20250225-0013818, Register's Office for Davidson County, Tennessee.

Jeanne Cooper
JEANNE COOPER

Jeffrey Cooper
JEFFREY COOPER

By: Jeanne Cooper, his Attorney in Fact
Jeanne Cooper, pursuant to Power of Attorney of record in Instrument No. 20250227-0014741, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JEANNE COOPER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JILL LAMBERT** the within-named bargainors, as the free act and deed of the said **JILL LAMBERT.**

WITNESS my hand and official seal at office this 11th day of March, 2025.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JEANNE COOPER**, 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 11th day of March, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JEANNE COOPER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JEFFREY COOPER** the within-named bargainors, as the free act and deed of the said **JEFFREY COOPER.**

WITNESS my hand and official seal at office this 11th day of March, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.**

AFFIANT

Sworn to and subscribed to before me this 11th day of March, 2025.

NOTARY PUBLIC

My commission expires: 05-24-2028

BETHANY SHIPLEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/24/2028 SUMNER COUNTY

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 03/11/2025 (date of document).

Affiant Signature

03/11/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY