Karen Johnson Davidson County
Batch# 1248454 DEEDWARR
03/20/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250320-0020351

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson Co

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

COUNTY OF WILSON
TENNESSEE NOTARY PUBLIC
SANDRA L. MITSOS

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Becton	Rocket Mortgage	
(NAME)	(NAME)	
2228 Green Trails Drive	1050 Woodward Ave	162 13 0A 007.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JUANI G. VILLEGAS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BECTON, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 7 on the Plan of GREENWOOD SUBDIVISION, PHASE ONE of record in Plat at Instrument No. 20000922-0094259, amended in Instrument No. 20010605-0058472, 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 Juani G. Villegas, unmarried, by Warranty Deed from Charles L. Woodard, unmarried, of record in Instrument No. 20150811-0080363, in the Register's Office of Davidson County, Tennessee, dated July 15, 2015 and recorded on August 11, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2228 Green Trails Drive, Antioch, TN 37013
(House Number) (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.

PM2025-391

Witness my hand this 14 day of MARCH, 2025

JUANI G. VILLEGAS

STATE OF OHIO
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juani G. Villegas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2025.

Commission expires: May 14, 2025

Notary Public

LATRIA ROBINSON
Notary Public, State of Ohio
My Commission Expires
May 14, 2025

PM2025-391

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 3/17/25 *(date of document)*.

Custodian's Signature

3/17/25
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON