Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1248925
03/21/2025 09 54 39 AM
Fees $13 00 Taxes $3,699 63

Davidson County
DEEDWARR
2 pgs

20250321-0021081

File No. AP-25-8968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John William Childress, II and Jaclyn Danyel Carter	New Owner	
(NAME) 4629 Shys Hill Road	(NAME)	131-15-0-001.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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/we, **Mikaela Coffman Rivera and Jose Rivera III, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John William Childress, II, an unmarried man and Jaclyn Danyel Carter, an unmarried woman, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 34 on the Plan of Harpeth Acres, Section Seven, as of record in Plat Book 2331, Page 154, 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 John Jeffrey Lupo, a single man by Warranty Deed from Ch&Ch, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20200320-0030739 Register's Office for Davidson County, Tennessee, dated March 17, 2020 and recorded on March 20, 2020.

Being the same property conveyed to Mikaela Coffman Rivera and Jose Rivera, III, wife and husband by Warranty Deed from John Jeffrey Lupo and wife, Paige Obradovich of record in Instrument No. 20240202-0007495 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 02, 2024.

This is property more commonly known as 4629 Shys Hill Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 20th day of March, 2025

Jose Rivera, III

Mikaela Coffman Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2025, before me personally appeared Jose Rivera, III and Mikaela Coffman Rivera, 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 20th day of March, 2025.

Notary Signature
My commission expires: May 8, 2028

