Karen Johnson Davidson County
Batch# 1257041 DEEDWARR
04/07/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250407-0026105

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me this 28th day of March, 2025.

Notary Public
My Commission Expires: 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

File No.: 2025-1075

Address of New Owner:	Send Tax Bills to:	Tax Information:
Loan Thi Nguyen	Guaranteed Rate, Inc	
5744 Sonoma Trace Antioch, TN 37013	1806 N. Cuyler Ave., Suite 2W Chicago, IL 60613	173-04-0A-343.00-CO

WARRANTY DEED

For and in 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, we

Jenna C. Figueroa and Diego Alberto Figueroa, wife and husband

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Loan Thi Nguyen, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Final Plat of Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Jenna C. Figueroa and Diego Alberto Figueroa, wife and husband by Warranty Deed from Jeffrey W. Jones and wife, Angela L. Jones of record in Instrument No. 20180214-0014502 Register's Office for Davidson County, Tennessee, dated February 08, 2018 and recorded on February 14, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 5744 Sonoma Trace, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 28th day of March, 2025.

Diego Alberto Figueroa

Jenna C. Figueroa

STATE OF MISSISSIPPI
COUNTY OF Lauderdale

On this 28th day of March, 2025, before me personally appeared Diego Alberto Figueroa and Jenna C. Figueroa, 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 28th day of March, 2025.

Notary Signature
My commission expires: January 23, 2028

State of Mississippi
MONTOYA DENISE BAYLIS, Notary Public
Lauderdale County
My Commission Expires January 23, 2028
Commission Number 101135

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 31. 2025.

Affiant Signature

7th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028