Karen Johnson Davidson County
Batch# 1257804 DEEDWARR
04/11/2025 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250411-0027083

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-5582-AJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2025.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 01/30/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carlos Vizcarra 1533 Smoketree Road Antioch, TN 37013	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	149 07 0E 067.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Nicole Parton, a single woman, and Alec Sessing, a single man (individually and/or collectively, "Grantor"), transfer and convey unto Carlos Vizcarra, a single man (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1533 on the Plan of CANYON RIDGE PHASE 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for CANYON RIDGE PHASE 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alec Sessing, unmarried man and Nicole Parton, unmarried woman, tenants in common with right of survivorship, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, of record in Instrument No. 20240201-0007150, in the Register's Office of Davidson County, Tennessee, dated February 1, 2024 and recorded on February 1, 2024.

This is improved property located at: **1533 Smoketree Road, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2025.

GRANTOR:

Nicole Parton

Alec Sessing

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicole Parton and Alec Sessing, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2025.

Notary Public
My Commission expires: 9-21-26



202504110027083

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/8/25 (date of document).

Jennifer Russell
Affiant Signature

4/9/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

