Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1238

Karen Johnson Davidson County
Batch# 1258275 DEEDWARR
04/14/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250414-0027673

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of April, 2025

Notary Public

Commission Expires: 11/15/2026

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justine Rainer Ronquillo Duno and Lovelyn Ramirez Duno 1208 Widewater Court Nashville, TN 37221	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	126-16-0A-364.00-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, I/WE,

Mark E. Clifford, III, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justine Rainer Ronquillo Duno and Lovelyn Ramirez Duno, husband and wife

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. 485 on the Plan of Final Plat Riverwalk, Phase 2B, as shown on Plat of record in Instrument No. 20041020-0126319 , 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 Mark E. Clifford, III and wife, Anna Clifford by Warranty Deed from Mindy Thornton and husband, Phil Thornton of record in Instrument No. 20130729-0078798 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 29, 2013.

Being the same property conveyed to Mark E. Clifford, III, an unmarried man by Quitclaim Deed from Mark E. Clifford, III and wife, Anna Clifford of record in Instrument No. 20230915-0072600 Register's Office for Davidson County, Tennessee, dated September 06, 2023 and recorded on September 15, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1208 Widewater Court, Nashville, TN 37221

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 so 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.

Dated this the 8th day of April, 2025.

Mark E. Clifford, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2025, before me personally appeared Mark E. Clifford, III, 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 8th day of April, 2025.

Notary Signature
My commission expires: 2·22·2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

4/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/9/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27