WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260050 DEEDWARR
04/15/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.96
20250415-0028438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carlos Alberto Zavala Paz and Estela Corea	Carlos Paz & Estela Corea	Map: 150-09-0-134.00
(NAME) 2965 Owendale Dr	(NAME) 5329 Abbottswood Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-TWO THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS ($282,150.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER LYNN HAMMOND, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARLOS ALBERTO ZAVALA PAZ AND ESTELA COREA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 16, Section Four, Phase Two of Forest View Park of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Samuel C. Lockett, single by Deed of record in Book 7153, Page 301, Register's Office for Davidson County, Tennessee. The said Samuel C. Lockett died testate on July 5, 2024. The said Travis Vincent Lockett as Executor of the Estate of Samuel Calvin Lockett pursuant to

the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 24P1593, executed an Executor Deed to Travis Vincent Lockett and Jennifer Lynn Hammond of record in Instrument No. 20241003-0076802, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jennifer Lynn Hammond by Quitclaim Deed from Travis Vincent Lockett of record in Instrument No. 20241105-0085906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 674, said Register's Office; (3) Easement to Gulf Interstate Gas Company of record in Book 2244, Page 13, in the Register's Office for Davidson County, Tennessee; (4) Easement to Columbia Gulf Transmission Company of record in Book 3463, Page 126, in the Register's Office for Davidson County, Tennessee; (5) Easement to Columbia Pipeline Company of record in Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee; (6) TVA Line Easement of record in Book 437, Page 21 and Book 7269, Page 389, in the Register's Office for Davidson County, Tennessee; (7) Right of Way Easement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Book 6312, Page 609, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2965 Owendale Drive, Antioch, TN 37013
(House No.) (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.

Witness our hands this 14th day of April, 2025.

Jennifer Lynn Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Lynn Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3.3.26

Notary Public

DANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4-14-25 (date of document)

Regina Sullo

Affiant Signature

April 14, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of April, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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