Karen Johnson Davidson County
Batch# 1262763 DEEDWARR
04/21/2025 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20250421-0030290

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 21st day of April, 2025.

Notary Public

My commission expires: 6/22/26

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Linton Gene Prieskorn, III and Ashley Amodeo Prieskorn 7189 Legacy Drive Antioch, TN 37013	Same	182-06-0A-090.00-CO

THIS INDENTURE, made and entered into this 17th day of **April, 2025**, by and between **ROBERTO A. RIVERA,** a single man, party of the first part, and **LINTON GENE PRIESKORN, III AND ASHLEY AMODEO PRIESKORN**, husband and wife, party of the second part.

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 90, on the Plan of Old Hickory Hills, Section One, of record in Plat Instrument No. 20011023-0115382, 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 Roberto A. Rivera, a single man by Warranty Deed from Jose L. Rivera and wife, Sylvia J. Rivera of record in Instrument No. 20161207-0128610 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 07, 2016.

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) all applicable governmental and/or zoning regulations; and (3) taxes which have been paid and pro-rated as of the date of closing.

This is improved property known as: 7189 Legacy Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Roberto A. Rivera

Roberto A. Rivera

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roberto A. Rivera**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of **April, 2025**.

Notary Public
My commission expires: 5/8/28

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 4/17/25 (date of document).

Emilee Barrett
Affiant Signature

4/21/25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD