Karen Johnson Davidson County
Batch# 1264925 DEEDWARR
04/25/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20250425-0031816

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-5682-KP

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

KEVIN D. LILLEY
Affiant

Subscribed and sworn to before me, this the 21st day of April, 2025.

Notary Public
My Commission Expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olaya Garrido Rivas and Aitor Reparaz Illa 398 Huntington Ridge Drive Nashville, TN 37211	First Colony Mortgage Corporation 2100 W. Pleasant Grove Blvd. Ste 100 Pleasant Grove, UT 84062	161 11 0A 056.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Kevin Groh and Andrea Carver-Groh, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Olaya Garrido Rivas and Aitor Reparaz Illa, wife and husband (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Lot No. 56, on the Plan of HUNTINGTON RIDGE TOWNHOUSES, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrea Carver, by Warranty Deed from Robert J. Raymond and Rebecca A. Raymond, husband and wife as joint tenants, of record in Instrument No. 20160328-0028606, in the Register's Office of Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016.

Kevin Groh joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **398 Huntington Ridge Drive, Nashville, TN 37211**

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 21st day of April, 2025.

GRANTORS:

Kevin Groh

Andrea Carver-Groh

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Groh and Andrea Carver-Groh, 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 21st day of April, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on April 21, 2025 (date of document).

Affiant Signature

April 21, 2025
Date

State of TN

County of Williamson

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

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25