Karen Johnson Davidson County
Batch# 1274318 DEEDWARR
05/19/2025 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250519-0038981

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-09296

Address of New Owner:	Send Tax Bills to:	Tax Information:
David John Fuentes 281 Clearlake Drive. W. Nashville, TN 37217	Loanunited.com, LLC 3235 Satellite Blvd, Ste 300 Duluth, GA 30096	136-06-0-130.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy Ratzlaff and Karla Suarez, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David John Fuentes, a married man,** hereinafter called the Grantees, their successors 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. 427 on the Plan of Priest Lake Park, Section Seven-A of record in Plat Book 5200, Pages 107, 108, and 109, 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 Tracy Ratzlaff and Karla Suarez, husband and wife by Warranty Deed from Wanda Williams, a single woman of record in Instrument No. 20200414-0039118 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 14, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 281 Clearlake Dr. W., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of May, 2025

Tracy Ratzlaff

Karla Suarez

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Ratzlaff and Karla Suarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 12th day of May, 2025.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 May 12, 2025.

Signature
May 12, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 12, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY