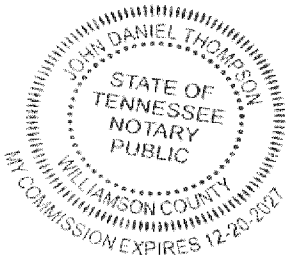
Karen Johnson Davidson County
Batch# 1277250 DEEDWARR
05/23/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250523-0040908



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alejandro Noriega and Jacqueline Noriega	Alejandro Noriega and Jacqueline Noriega	049-15-0-022.00
442 Green Ln	442 Green Ln	
Whites Creek, TN 37189	Whites Creek, TN 37189	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael Schrader and Cassidy Schrader, husband and wife*

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jacqueline Noriega and Alejandro Noriega, a wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Resubdivision of Reserved Parcel, Deer Meadows, Phase 1 of record in Plat at Instrument No. 20170918-0095142 and Owner's Ratification of Plat in Instrument No. 20190930-0098813, 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 Michael Schrader, a single person by Warranty Deed from Kudzu Real Estate, Inc of record in Instrument No. 20220603-0064409 Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on June 03, 2022.

**The said Michael Schrader having since married Cassidy Schrader; the said Cassidy Schrader joins in the execution of this Warranty Deed to convey any interest, specifically any homestead, dower, spousal, or other marital rights or interests, as contemplated in T.C.A. § 26-2-301 or other similar statutes therein, that she may have in the subject property.*

This is improved property known as **442 Green Ln, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of May, 2025.

Michael Schrader

Cassidy Schrader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Schrader and Cassidy Schrader, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of May, 2025.

Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Lenders Title Company File No. 25-002235-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 05/23/2025 (date of document).

Karla I Kard
Affiant Signature

05/23/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

