WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279905 DEEDWARR
05/30/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20250530-0042646

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 29 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

5/2/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO (S)
Jose M. Monasterios Portillo and Juliana Romero Portillo	Jose M. Monasterios Portillo and Juliana Romero Portillo	163-11-0E-011.00-CO
(NAME) 2950 Baby Ruth Lane, #11	(NAME) 2950 Baby Ruth Lane, #11	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Florence E. Floyd, unmarried "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jose M. Monasterios Portillo, an unmarried man and Juliana Romero Portillo, an unmarried woman as tenants in common with rights of survivorship , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Timber Trace Townhouses, First Revision as in Instrument No. 20000112-0115447, revised in Instrument No. 20010104-0001310, and Second Revision in Instrument No. 20020514-0059199 said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Florence E. Floyd and Frankie R. Floyd, Both Single, as Joint Tenants With Rights of Survivorship by Warranty Deed from York construction, LLC of record in Instrument No. 20011221-0141108 Register's Office for Davidson County, Tennessee, dated October 29, 2001 and recorded on December 21, 2001.

Being the same property conveyed to Florence E. Floyd by Quitclaim Deed from Frankie

R. Floyd of record in Instrument No. 20070625-0075882 Register's Office for Davidson County, Tennessee, dated June 20, 2007 and recorded on June 25, 2007.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2950 Baby Ruth Lane, #11, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28 day of May, 2025

Florence E. Floyd
Florence E. Floyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 2025, before me personally appeared Florence E. Floyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2025.

Gena R Capps
Notary Signature
My commission expires: 08-21-2025

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 28, 2025** (date of document).

Affiant Signature

May 30, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **30** day of **May**, 2**025**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

202505300042646