Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2335

Karen Johnson Davidson County
Batch# 1281932 DEEDWARR
06/06/2025 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250606-0044583

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of June, 2025

Notary Public

Commission Expires: 1/11/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Savanna Nichole Tresner and Mike Leiva 1501 Rice Hill Court Antioch, TN 37013	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	149-11-0A-028-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cara D. Kilgore and Billy D. Kilgore, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Savanna Nichole Tresner, an unmarried woman, and Mike Leiva, an unmarried man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 28, PLAN OF RICE HILL, PHASE 2, as shown on plat of record in Plat Book 6900, Page 27, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Warranty Deed from Lindsey Marie Poole n/k/a Lindsey Fillmore, married to Cara D. Kilgore and Billy D. Kilgore, Wife and Husband,

recorded August 1, 2016, as Instrument No. 20160801-0078947 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $160,000.00.

Commonly Known As: 1501 Rice Hill Court, Antioch, TN 37013

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

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1501 Rice Hill Court, Antioch, TN 37013

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 and assigns forever; and we so covenant with the said GRANTEES 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 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 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.

Dated this the 30 day of May, 2025.

Billy D. Kilgore

Billy D. Kilgore

Cara D. Kilgore

Cara D. Kilgore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of May, 2025, before me personally appeared Billy D. Kilgore and Cara D. Kilgore, 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 30 day of May, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/30/25.

Affiant Signature – Joshua A. Terry

6/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/4/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27