WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288434 DEEDWARR
06/23/2025 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250623-0048934

B-ELAM-25-4901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: ___ (AFFIX SEAL)

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Maynor Lainez Fonseca	New Owner	
(NAME)	(NAME)	**162 04 0 040.00**
4901 Shihmen Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELISSA AKRIDGE, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAYNOR LAINEZ FONSECA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, Lot No. 135 on the Plan of ANTIOCH PARK, SECTION 4, of record in Plat Book 4300, Page 119, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elissa Akridge, an unmarried person, by Warranty Deed from Francis A. Rossnagel Trustee of the Francis A. Rossnagel Revocable Trust U/A/D May 20, 2025, of record in Instrument No. 20121127-0108610, in the Register's Office of Davidson County, Tennessee, dated November 12, 2012, and recorded on November 27, 2012.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ANTIOCH PARK, SECTION 4, as recorded in Plat Book 4300, Page(s) 119.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4533, Page 967.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4901 Shihmen Dr, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20 DAY OF JUNE, 2025.

Elissa Akridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISSA AKRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/20/25 (date of document)

Regina Sullo

Affiant Signature

June 23 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of June, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

