Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2507

Karen Johnson Davidson County
Batch# 1288489 DEEDWARR
06/23/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250623-0049006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16 day of June, 2025

Notary Public

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

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edita Zambrano de Espejo and Luis Alfonso Espejo Mogollon 1347 Tree House Drive Antioch, TN 37013	New Owner	164 12 0B 030.00

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,

Krystian Lozano Mier and Julia Lozano F/K/A Julia Finchum, husband and wife

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

Edita Zambrano de Espejo and Luis Alfonso Espejo Mogollon, a married couple

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:

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. 30 on the plan of Bright Pointe SP Subdivision, Phase 1B, of record in Instrument No. 20190523-0048895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julia Finchum, unmarried and Krystian Lozano Mier, unmarried, tenants in common by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 06/23/2020 and recorded on 06/25/2020 in Instrument Number 20200625-

0068822, in the Register's Office of Davidson County, Tennessee. Julia Finchum and Krystian Lozano Mier have sinced been married.

Property Address: 1347 Tree House Drive 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: 1347 Tree House Drive, 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 16th day of June, 2025.

Krystian Lozano Mier

Julia Lozano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2025, before me personally appeared Krystian Lozano Mier and Julia Lozano, 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 16th day of June, 2025.

Notary Signature
My commission expires: 2-22-2026

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

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: 6/23/25 (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, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506230049006