Karen Johnson Davidson County
Batch# 1289249 DEEDWARR
06/24/2025 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20250624-0049673

Prepared by:

5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Jennifer Russell
Affiant

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

Notary Public
My Commission Expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No.: 2025-1137

Address of New Owner:	Send Tax Bills to:	Tax Information:
Santiago Segovia Monroy	New Owner	
354A Leo Lane Nashville, TN 37211		148-05-0B-001.00-CO

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, we

Ashley Nutt N/K/A Ashley Clark and Tyler Robert Clark, wife and husband

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Santiago Segovia Monroy and Karina Mujica, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit A, The Homes at 354 Leo Lane, as shown in the Declaration of Covenants, Conditions, and Restrictions for The Homes at 354 Leo Lane, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170330-0031077, 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 Ashley Nutt, an unmarried woman by Warranty Deed from Mark Blackham and Amy Roddick, husband and wife of record in Instrument No. 20201006-0115652 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 06, 2020.

Ashley Nutt having since married Tyler Robert Clark.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 354A Leo Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 do 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.

Witness my hands this 18th day of June, 2025.

Ashley Clark

Tyler Robert Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of June, 2025, before me personally appeared Ashley Clark and Tyler Robert Clark, 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 18th day of June, 2025.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 6/18/25.

Date

LHahn

Affiant Signature

6/18/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of June, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028