Karen Johnson Davidson County
Batch# 1292516 DEEDWARR
07/01/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20250701-0052016

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $314,900.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 1 day of July, 2025.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Daniel Barillas **Saira E Anavisca**	NEW owner	**165050A08300CO**
205 Oceanfront Circle S		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Diana Gisselle Ambrosio Chavez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Daniel Barillas and Saira E Anavisca

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 No. 83, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Diana Gisselle Ambrosio Chavez, unmarried, by Warranty Deed from Saul Velasquez Savala and Dora Rodriguez, husband and wife, dated February 25, 2025, of record in Instrument No. 20250227-0014694, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Saul Velasquez Savala and Dora Rodriguez, husband and wife, by Warranty Deed from Clayton Properties Group, Inc, a Tennessee corporation, dated September 27, 2017, of record in Instrument No. 20170928-0099503, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of recod prior to issuance of their policy or proof that the borrower is not one and the same personagainst whom said Judgment was filed: Judgment entered on September 26, 2007, against Daniel Barillas, in favor of LVNV Funding, LLC, for $3,368.05, Docket No 07GC18979, General Sessions Court, Davidson County, Tennessee, of record in Instrument No. 20071128-0137867, as extended in Instrument No. 20180125-0007724, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 205 Oceanfront Circle S, 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 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 in 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.

Diana G. Date: 6/27/25
Diana Gisselle Ambrosio Chavez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Diana Gisselle Ambrosio Chavez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June 2025, _____.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/27/2025 (date of document).

Jennifer Russell
Affiant Signature

7/1/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of ~~June~~ July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

