This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6371-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1292680 DEEDWARR
07/02/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20250702-0052246

The actual consideration or value, whichever is greater, for this transfer is ~~$260,000.00~~.

Affiant

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

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandra M Lemus Linares 3706 Folkstone Drive Antioch, TN 37013	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	136-16-0-004

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lourdes Sarahi Rodriguez, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Alexandra M Lemus Linares, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Landi n Davidson County, Tennessee, being all of Lot No. 76A, Section One-A, Chelsea of Priest Lake, Zone Lot Division, Lots 74 thru 77, according to survey and plat of same appearing of record in Book 6250, page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lourdes Sarahi Rodriguez, a married woman by Warranty Deed from Yamah Kwaga, Fahima A. Khwaga, Zarlasht Kwaga-Wahidi, Nargis Alqutamy fka Nargia Wahidi, Nabila Kwaga-Hansia, Najellah Kwaga Amanullah and Miriam A. Kwaga, heirs at law, dated May 16, 2023, recorded May 23, 2023, of record in Instrument No. 20230523-0038860, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **3706 Folkstone Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2025.

GRANTOR:

Lourdes Sarahi Rodriguez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lourdes Sarahi Rodriguez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2025.

Notary Public
My Commission expires: 6/23/26

LARRY MARTIN LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 06-23-2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/02/2025.

Affiant Signature

07/02/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/02/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY