Karen Johnson Davidson County
Batch# 1295745 DEEDWARR
07/10/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20250710-0054334

Name and Address of New Owner:
Reina Idalia Echeverria
4033 Shufeld Court
Antioch, TN 37013

Send Tax Bills To:
Southern Bancorp Bank
401 Main Street
Arkadelphia, AR 71923

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-14-0-282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael J. Lockett, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Reina Echeverria, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20 on the Plan of Colewood Acres as of record in Book 5200, Page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Lockett, unmarried man, by Warranty Deed dated July 7, 2021 from Randy J. Lockett, unmarried, recorded July 8, 2021 in Instrument No. 20210708-0092467 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of June, 2025.

_____ (SEAL)
Michael J. Lockett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2025, before me personally appeared Michael J. Lockett, 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 27th day of June, 2025.

_____
Notary Signature
My commission expires: 3/6/29

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELLANA LOWHORN

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$290,000.00~~ $308,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
(Affiant)

Sworn to and subscribed before me this 27th day of June, 2025.

_____
Notary Public
My commission expires: 12-19-2028
File No. 2025-7981-RS

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 27. 2025.

Affiant Signature

9th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

