Karen Johnson Davidson County
Batch# 1298023 DEEDWARR
07/16/2025 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250716-0055965

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON
The actual consideration or value, whichever is greater for this transfer is: $240,000

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 28TH Day of MAY 2025

Notary Public
My Commission expires 4/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Audin E. & Gloria J. Centeno
8608 Lebanon Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Audin E. & Gloria J. Centeno
8608 Lebanon Road
Mt. Juliet, TN 37122

MAP AND PARCEL NUMBER: Tax ID #: 06002028600

WARRANTY DEED

25NT00489

Effective the 28 Day of MAY, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carol Plemons & Harold Plemons, wife and husband

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Audin E. Centeno and Gloria J. Centeno, husband and wife

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Annawood, of record in Book 5210, Page 314, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carol Plemons & Harold Plemons, wife and husband from Advantage Holdings, LLC, by Quitclaim Deed dated 10/14/2022 and recorded 11/04/2022 in Instrument No. 20221104-0119248, Register's Office of said County.

Being the same property as conveyed to Advantage Holdings, LLC by Warranty Deed from Leland D. Watts, married dated 03/06/2014 recorded 03/12/2014 in Instrument Number 20140312-0020797, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 305 Anna Ct, Nashville, TN 37207-2851

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of May, 2025

Carol Plemons

Carol Plemons
State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Carol Plemons,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of May, 2025.

Notary Public
My Commission expires: 03 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this the 28 day of May, 2025

Harold Plemons

Harold Plemons

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Harold Plemons,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of May, 2025.

Notary Public
My Commission expires: 03 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-28-25 (date of document).

Affiant Signature

6/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5TH of JUNE, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26