THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651299** Karen Johnson Davidson County Batch# 1303961 DEEDWARR 07/31/2025 08:35:30 AM 3 pgs Fees: $18.00 Taxes: $1,535.50 20250731-0060437	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2025. Notary Public My Commission Expires: 4/18/2026

TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY ALYSSA ESMOY STATE OF

WARRANTY DEED

Address New Owner: Julio Rodriguez Camacho 2045 Stanford Village Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 11 0A 035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Hall, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julio Rodriguez Camacho, an unmarried man, and Diego Rodriguez, an unmarried man,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 100 on the Plan of STANFORD VILLAGE, SECTION ONE, as of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Monica S. Mercado, as Sole owner by Quitclaim Deed from Monica S. Mercado and Christopher L. Mercado, of record in Instrument No. 20200617-0062601, in the Register's Office of Davidson County, Tennessee, dated June 4, 2020 and recorded on June 17, 2020.

Monica S. Mercado now known as Monica Hall. Charles Hall joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as Spouse of Monica Hall.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE STANFORD VILLAGE, as recorded in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000203-0011283, as amended in Instrument No(s). 20000228-0019107, 20000301-0020280, and 20041108-0134204.

Charter for Stanford Village Homeowners Association, Inc. recorded as Instrument No. 20000217-0016310.

By Laws for Stanford Village Homeowners Association, Inc. recorded as Instrument No. 20000217-0016311.

Common Open Space Deed recorded as Instrument No. 20040422-0045791.

Title to that portion of the land lying below the ordinary low water mark of Mill Creek.

Easement for the flow of the waters of Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Mill Creek.

This is improved property located at 2045 Stanford Village Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of July, 2025.

Monica Hall

Charles Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Monica Hall and Charles Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 7/29/2025.

Affiant Signature – Joshua A. Terry

7/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27