Karen Johnson
Batch # 1306282
08/06/2025 08 37 36 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250806-0062299

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 N. MILITARY AVENUE., SUITE 2
LAWRENCEBURG, TN 38464
File #625BW

FROM. JOSE RUIZ REINA

TO· JOSE RUIZ REINA AND WIFE, ZULEYCA DE LA ROSA URENA

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---($10.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the further consideration that I am the owner in fee simple of the tract of land hereinafter described under deed from JUANA FIGUEROA, recorded in Instrument No. 20220215-0017548, of the Register's Office of Davidson County, Tennessee and I, JOSE RUIZ REINA and my wife, desire that this tract of land hereinafter described be owned by us as tenants by the entirety and therefore I do hereby convey to her any and all interest that I have in said tract of land, it being my intent by this conveyance to create an estate of tenants by the entireties in and to the entire interest in said property previously held by me, pursuant to TCA Section 66-1-109, I, JOSE RUIZ REINA, have bargained and sold, and by these presents, do transfer and convey unto the said JOSE RUIZ REINA AND WIFE, ZULEYCA DE LA ROSA URENA, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

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(s) 26**, as shown on the map entitled Fair Oaks, of record in Plat Book 4175, Page(s) 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description

This conveyance is made subject to easements, restrictions covenants and conditions and all other matters of record, including all items set out on any applicable plat of record

Subject to all matters of record in Plat Book 4175, Page 42 and 43, in the Register's Office of Davidson County, Tennessee Subject to Deed Restrictions recorded at Book 4289, Page 198 and Book 4475, Page 863, in the Register's Office of Davidson County, Tennessee

This being the same property conveyed to Jose Ruiz Reina, married man by Warranty Deed from Juana Figueroa, an unmarried person dated February 4, 2022 of record in Instrument No 20220215-0017548, Register's Office of Davidson County, Tennessee

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

THE PARTIES ACKNOWLEDGE THAT BENJAMIN H. WRIGHT, ATTORNEY AT LAW, IS NOT THE CLOSING AGENT FOR THIS TRANSACTION, PURSUANT TO THE PROVISIONS OF SECTION 6045(e) OF THE INTERNAL REVENUE CODE.

MAP 162, GROUP 2, PARCEL 170 00

PROPERTY ADDRESS: 5116 COLEMONT DRIVE, 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 JOSE RUIZ REINA AND WIFE, ZULEYCA DE LA ROSA URENA, their heirs and assigns forever. And I do covenant with the said JOSE RUIZ REINA AND WIFE, ZULEYCA DE LA ROSA URENA, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for all matters as set out above

And I do covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to JOSE RUIZ REINA AND WIFE, ZULEYCA DE LA ROSA URENA, their heirs and assigns against lawful claims of all persons whomsoever

WITNESS MY HAND THIS 8 DAY OF August, 2025.

Jose D Ruiz Reina.
JOSE RUIZ REINA

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 8th day of August, 2025, before me personally appeared JOSE RUIZ REINA, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes herein contained and expressed. Witness my hand and seal at the City of Lawrenceburg in the State of Tennessee.

SEAL

KIM FINCHER
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Kim Fincher
NOTARY PUBLIC
My Commission Expires. 12/5/2027

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ (CREATING TENANCY), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jose D Ruiz Reina.
AFFIANT

Subscribed and sworn to before me this 8th day of August, 2025.

SEAL

KIM FINCHER
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Kim Fincher
NOTARY PUBLIC
My Commission Expires: 12/5/2027

NEW OWNER(S): JOSE RUIZ REINA AND WIFE, ZULEYCA DE LA ROSA URENA

ADDRESS. 5116 Colemont Drive, Antioch, TN 37013

SEND TAX BILLS TO:

5116 Colemont Drive
Antioch, TN
37013

MAIL RECORDED DOCUMENT TO: