Karen Johnson Davidson County
Batch# 1321610 DEEDWARR
09/15/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250915-0073142

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2025.

Notary Public:
My Commission Expires: 11-08-28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Miguel A. Arias, Jr. and Vanessa Figueroa 200 Rader Ct. Antioch, TN 37013	New Owner NEW OWNER	148-07-0-132.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Edna Wilson, Trustee of the Ms. Edna Hot Lips Living Trust dated June 20, 2022**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Miguel A. Arias, Jr. and Vanessa Figueroa, as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 902, on the Plan of Section Nine, Cherokee Hills, of record in Book 4300, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Edna Wilson, Trustee of the Ms. Edna Hot Lips Living Trust dated June 20, 2022 by Quitclaim Deed from Edna J. Wilson, an unmarried person, dated 6/20/2022 and recorded 6/23/2022 in Instrument No. 20220623-0071986; and being the same property previously conveyed to Edna J. Wilson, an unmarried person, by Warranty Deed from Michael Dugger and wife, Kaye Dugger, dated 5/25/2007 and recorded 6/6/2007 in Instrument No. 20070606-0067428, and as corrected by Affidavit of Correction recorded 7/12/2007 in Instrument No. 20070712-0083308., Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 4554, Page 202, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Book 4300, Page 135, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 200 Rader Ct., 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against 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 my/our hand(s) this the 2nd day of September, 2025.

Ms. Edna Hot Lips Living Trust dated June 20, 2022

BY: Edna Wilson Trustee

By; Edna Wilson, Trustee

State of Tennessee
County of Davidson

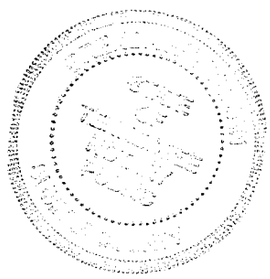
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edna Wilson with whom I am personally acquainted and proved herself to be the Truste of the Ms. Edna Hot Lips Living Trust dated June 20 ,2022, the bargainor, and who, being authorized to do so, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2025.

Commission Expires: 09/27/26

B. Huntsman

Notary Public: Brenda Huntsman



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 9/2/25 (date of document).

Affiant Signature

9/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12TH of SEPT, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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