This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5297-TM

Karen Johnson Davidson County
Batch# 1324524 DEEDWARR
09/22/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20250922-0075379

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $298,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2025.

Notary Public
My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rosa Maria Parada Ferrer and Rogelio Ruiz Ruiz 4241 Kevinwood Ct. Antioch, TN 37013	Nova Home mtg 20225 Water Tower Blvd #400 Brookfield, WI 53045	163 01 0 013.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Charity Y. Moore f/k/a Charity Y. Woods, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Rosa Maria Parada Ferrer and Rogelio Ruiz Ruiz, a married couple** (individually and/or collectively, "Grantee"), 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 14 as shown on the Plan of HICKORY HIGHLAND PLACE, PHASE TWO, of record in Plat Book 9700, Page 681, 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 Charity Y. Woods, by Warranty Deed from Ricky A. Bullock and wife, Laura Carson Bullock, of record in Instrument No. 20060821-0102971, in the Register's Office of Davidson County, Tennessee, dated August 18, 2006 and recorded on August 21, 2006.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **4241 Kevinwood Court, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 8th day of September, 2025.

GRANTOR:

Charity Y. Moore

Charity Y. Moore

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charity Y. Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2025.

Derek D. McAllister

Notary Public
My Commission expires: February 11, 2029

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2029

True Copy Certification

I, Yvette Meldrum, 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 September 10, 2025.

Signature
September 10, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 10, 2025

Notary's Signature

My Commission Expires: 4-3-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY