Karen Johnson Davidson County
Batch# 1327700 DEEDWARR
09/29/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20250929-0077121

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $367,000.00

Affiant

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

Notary Public

My commission expires:
11.3.25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jose Guadalupe Clemente, Zopiyactle and Joana Calihua	~~TBD~~ New Owner	**165130A00100CO**
4201 Laurenwood Dr		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shakiya Henderson, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Guadalupe Clemente, Zopiyactle and Joana Calihua , husband wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 318, Section Six, Peppertree Forest, a Portion of Peppertree, Phase I, P.U.D. as shown by plat of record in Plat Book 7900, page 572, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shakiya Henderson, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, dated August 16, 2011, of record in Instrument No. 20110817-0063386, in Register's Office for Davidson County, Tennessee. Shakiya Henderson is now unmarried. Oath is hereby made that the subject property a never the sole primary marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4201 Laurenwood Dr, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 in unencumbered, unless otherwise herein set out; and 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 GRANTEES, their heirs 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.

_____ Date: 9-8-25
Shakiya Henderson

STATE OF Georgia
COUNTY OF Fayette

Personally appeared before me, a Notary Public of said County and State, Shakiya Henderson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 08th day of September, 2025.

_____
NOTARY PUBLIC Tamika Harris, Notary Public

My Commission Expires: 12/19/2028

TAMIKA HARRIS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 12/19/2028

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/8/25 (date of document).

Affiant Signature

9/8/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025