Send tax bills to:
MARIA M CARDOZA MENJIVAR AND JOSE E REYES BONILLA
5601 MURPHYWOOD CROSSING
ANTIOCH, TN 37013

Name and address of new owner:
MARIA M CARDOZA MENJIVAR AND JOSE E REYES BONILLA
5601 MURPHYWOOD CROSSING
ANTIOCH, TN 37013

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Karen Johnson Davidson County
Batch# 1327930 DEEDWARR
09/29/2025 02:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,405.63
20250929-0077428

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 594739

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 00-175-1-4-00-R-000

WARRANTY DEED

This Deed executed this 25th day of September 20 25, for good consideration of **Three Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars ($379,900.00)**, I (We) **RICHARD WATKINS AND CASSIE WATKINS, HUSBAND AND WIFE,** whose mailing address is 3308 LONGSTALK RD, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **MARIA M CARDOZA MENJIVAR AND JOSE E REYES BONILLA, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 5601 MURPHYWOOD CROSSING, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 00-175-1-4-00-R-000
Property Address: 5601 MURPHYWOOD CROSSING, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 25th day of September, 2025.

Richard Watkins
RICHARD WATKINS

Cassie Watkins
CASSIE WATKINS

STATE OF Texas)
) SS.
COUNTY OF Ellis)

On this 25th day of September, 20 25, before me personally appeared **RICHARD WATKINS AND CASSIE WATKINS** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2029

Abi Gutierrez
Notary Public
My Commission Expires: 01/26/2029

Electronically signed and notarized online using the Proof platform.

OATH OF VALUE STATEMENT

STATE OF Texas
COUNTY OF Ellis

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 379,900.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard Watkins
Affiant

State of: Texas County of: Ellis

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

Abi Gutierrez
Notary Public

Electronically signed and notarized online using the Proof platform.

My commission expires: 01/26/2029
SEAL

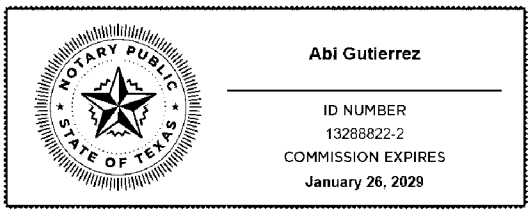


Exhibit "A"
Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77, on the Plan of Asheford Crossing, Section Four, of record in Book 9700, Page 912, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Watkins and Cassie Watkins, husband and wife by Warranty Deed from Ana M. Feliciano of record in Instrument No. 20160616-0061178 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 16, 2016.

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **Sept. 25, 2025** (date of document).

Affiant Signature

Sept. 29, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **29** day of **September**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202509290077428