WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330499 DEEDWARR
10/06/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20251006-0079498

File No. SG-25-11068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELMDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taylor Watkins	**New Owner**	
(NAME)	(NAME)	148-14-0-323.00
140 Colemont Court	**328 Dade Dr**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Javier Lopez Jr, a Married Man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Watkins, Single Man**, HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Maple Valley Subdivision, Section One of record in Plat Book 6200, Page 477, 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 Javier Lopez, Jr., an unmarried man by Warranty Deed from Oley, INC., a Tennessee Corporation of record in Instrument No. 20201006-0115391 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 06, 2020.

Javier Lopez, Jr., having since married Leah Ann Racine according to that Marriage Certificate dated February 22, 2022 and filed in Book 321, Page 80 in the County Clerk's Office for Davidson County, Tennessee.

Leah Ann Lopez, f.k.a Leah Ann Racine, joins in this conveyance to transfer any marital interest she might have in the subject property.

This is property more commonly known as 140 Colemont Court, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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

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.

Witness my/our hand this 22th day of September, 2025.

Javier Lopez, Jr

Leah Ann Lopez

STATE OF Michigan
COUNTY OF Marquette

On this 22th day of September, 2025, before me personally appeared Javier Lopez, Jr, and Leah Ann Lopez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22th day of September, 2025.

Notary Signature
My commission expires: 3-11-29

WILLIAM VAN KAES HARRISON
Notary Public - State of Michigan
County of Marquette
My Commission Expires Mar 11, 2029
Acting in the County of Marquette

Scan Ebase Assets Deed

Certificate of Authenticity

I, Spencer Gross, 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 22nd, 2025**.

Affiant Signature

September 22nd, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
6th day of **October**, 20**25**.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

