Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1343555 DEEDWARR
11/12/2025 10 05 36 AM 2 pgs
Fees $13 00 Taxes $1,813 00

20251112-0089881

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $490,000 00

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2025

Notary Public

My Commission Expires _____
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

THIS INSTRUMENT WAS PREPARED BY
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows Jennifer Proehl	Send Tax Bills to **New Owner**	Map-Parcel No (s) 182-15-0B-077 00 CO
2483 Prairie Hill Drive		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Paul Eduardo Gerardo Vidales, a married man

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

Jennifer Proehl

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Lot No. 77, on the plan of Final Plat Clover Glen, Phase 2, as shown on plat of record in Instrument No 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description

BEING the same property conveyed to Paul Eduardo Gerardo Vidales, a married man, by Warranty Deed from Meritage Homes of Tennessee Inc , an Arizona corporation, dated 2/25/2021 and recorded 3/1/2021 in Instrument No 20210301-0025726, Register's Office for Davidson County, Tennessee

Alma Lorena Urias Baez hereby joins in the execution of this instrument for the purpose of conveying any and all rights, title and interest in the above described property by virtue of her marriage to Paul Eduardo Gerardo Vidales

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No 20180608-0055284, as amended in Instrument No 20190213-0013583 and Instrument No 20230313-0018000, Stormwater Maintenance Agreement of record in Instrument No 20170623-0063193, Deed of common areas to Homeowners Association of record in Instrument Number 20180716-0068960, in the Register's Office for Davidson County, Tennessee, and all existing easements and all other matters as shown on plat of record in Instrument No 20190221-0015860, Register's Office for Davidson County, Tennessee

This is improved property known as 2483 Prairie Hill Drive, 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 Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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

Witness my/our hand(s) this 5 day of November, 2025

Paul Eduardo Gerardo Vidales

Alma Lorena Urias Baez

STATE OF TEXAS
COUNTY OF Williamson

Before me personally appeared Paul Eduardo Gerardo Vidales and Alma Lorena Urias Baez, 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 5 day of November, 2025

Notary Signature
My commission expires 10/19/2027

NOTARY PUBLIC STATE OF TEXAS
DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2027