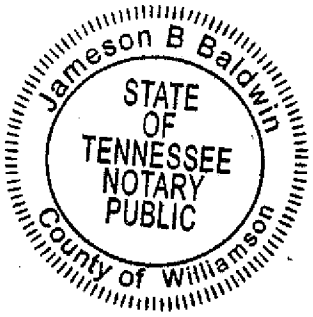
Karen Johnson Davidson County
Batch# 1347457 DEEDWARR
11/18/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251118-0091607

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1763

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rosa Mayela Renteria Campa	SAME AS BUYER	150-14-0-010.00
(NAME)	(NAME)	
3545 Roundwood Forest Dr		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELEANORE A. CHRISMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSA MAYELA RENTERIA CAMPA,** UNMARRIED WOMAN, 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. 21 on the Plan of the Resubdivision of Lots 20 and 21, of Roundwood Forest, Section Two, of record in Plat Book 6200, Page 831, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eleanore A. Chrisman, unmarried by Warranty Deed from Edward Meadows, married of record in Instrument No. 20080421-0040094 Register's Office for Davidson County, Tennessee, dated April 16, 2008 and recorded on April 21, 2008.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 3545 Roundwood Forest Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 17th day of November, 2025.

Eleanore A. Chrisman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of November, 2025, before me personally appeared Eleanore A. Chrisman, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov 17, 25 (date of document).

Jennifer L Pennell

Nov 17, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Nov 17, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

