WARRANTY DEED

Karen Johnson Davidson County
Batch# 1355319 DEEDWARR
12/08/2025 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251208-0097491

File No. KS-25-11945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

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 NUMBERS
Elia Lopez Allende and Gumersindo Flores Rios	Elia Lopez Allende and Gumersindo Flores Rios	
(NAME)	(NAME)	
3516 Thornehill Drive		150-03-0-420.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Jason McClain and Mallory McClain, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elia Lopez Allende and Gumersindo Flores Rios, wife and husband**, 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:

Lot 466, Section Ten, the Country, as Shown on Plat of Record in Plat Book 6900, Page 394, in the Register's office, Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Mccain and wife, Mallory Mcclain by Warranty Deed from Lloyd A. Lynd, III of record in Instrument No. 20070823-0100810 Register's Office for Davidson County, Tennessee, dated August 16, 2007 and recorded on August 23, 2007.

This is property more commonly known as 3516 Thornehill Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 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 5th day of December, 2025.

Jason McClain

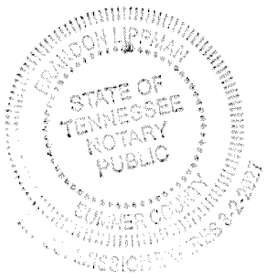
Mallory McClain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2025, before me personally appeared Jason McClain and Mallory McClain, 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 5th day of December, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Krystal Schuster, 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 **12/5/25**.

Date

Affiant Signature

12/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **5** day of **December**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)