Name and Address of New Owner:
Edvine E Zuniga Ramirez
3137 Justin Towne Ct
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1363899 DEEDWARR
12/31/2025 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20251231-0104142

Send Tax Bills To:
Edvine E Zuniga Ramirez
3137 Justin Towne Ct
Antioch, TN 37013

This Instrument Prepared By:
Orchard Title, LLC
7000 Central Parkway Suite 1100
Atlanta, GA 30328

Map & Parcel No: 150-02-0-126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Pridemore, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edvine Estuardo Zuniga Ramirez, an unmarried man, whose legal address is 3137 Justin Towne Ct. Antioch, TN 37013,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14A, Zone Lot Division, Lots Nos. 13, 14, 23, 24, Justin Towne, Section 2, of record in Plat Book 5200, Page 588, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Pridemore, an unmarried man by Warranty Deed from Ebony Brown, unmarried of record in Instrument No. 20170627-0064678 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 27, 2017.

This is improved property known as: **3137 Justin Towne Ct, Antioch, TN 37013**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2025.

_____(SEAL)
Jonathan Pridemore

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of December, 2025, before me personally appeared Jonathan Pridemore, 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 ~~18th~~ day of December, 2025.

_____
Notary Signature
My commission expires: 8.8.2027

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred ~~would command~~ at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before ~~me this~~ 18th day of December, 2025.

Notary Signature
My commission expires: 8.8.2027

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 12/18/25 (date of document).

Affiant Signature

12/19/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL