Karen Johnson Davidson County
Batch# 1405029 DEEDWARR
04/14/2026 09:46:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20260414-0030197

WARRANTY DEED

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$315,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me this April 6, 2026.

Notary Public

Comm. Exp: 9-16-2029

This Instrument Was Prepared By:

TLC CLOSING

West Tennessee
902 S. Cooper St.
Memphis, TN 38104
(901) 545-5225

East Tennessee
2701 Kingston Pike
Knoxville, TN 37919
(865) 637-3531

Manchester
532 Hillsboro Blvd.
Manchester, TN 37355

Murfreesboro
108 N Spring Street
Murfreesboro, TN 37130
(615) 234-3476

Tullahoma
2104 N Jackson St
Tullahoma, TN 37388

Owner Name and Address:	Property Address:	Send Tax Bills To:
Hector Argumedo & Araceli Lopez 7145 Legacy Dr. Antioch, TN 37013	7145 Legacy Dr. Antioch, TN 37013-3927	Hector Argumedo & Araceli Lopez 7145 Legacy Dr. Antioch, TN 37013

Tax Parcel ID Number: 182-06-0A-079.00-CO

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jared Adam King as trustee of Private Revocable Living Trust dated February 24, 2020** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Hector Argumedo and wife, Araceli Lopez** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

> Lot No. 79 on the Plan of Section One, Old Hickory Hills of record in Instrument No. 200110230115382, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jared Adam King as trustee of Private Revocable Living Trust, dated February 24, 2020 by Quit Claim Deed of record at Instrument No. 202002240020130, dated 02/24/2020 and recorded 02/24/2020, in the Register's Office of Davidson County, Tennessee. Jared A. King joins in this conveyance for the purpose of granting, bargaining, selling, conveying, and waiving and does hereby grant, bargain, sell, convey and confirm unto Grantee, all rights, claims and interests of any kind whatsoever,

including any defects in the deed of record under Instrument Number 202002240020130 in said Register's Office.

Katelyn Marie King, spouse of Jared A. King for the consideration expressed herein, joins in this conveyance for the purpose of granting, bargaining, selling, conveying, and waiving and does hereby grant, bargain, sell, convey and confirm unto Grantee, all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Jared A. King but she does not join in the covenants and warranties of this indenture.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

Remainder of this page intentionally blank.

Signature Continued on Following Page.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective April 6, 2026.

Jared Adam King as trustee of Private Revocable Living Trust dated February 24, 2020

BY: _____

Joined by:

_____
Jared A. King, Individually

Signature on following page
Katelyn Marie King

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, of the State and County aforementioned, personally appeared Jared Adam King, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the Private Revocable Living Trust dated February 24, 2020, the within named bargainor, and that such person, as Trustee of the Private Revocable Living Trust dated February 24, 2020 executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6 day of April, 2026.

_____
Notary Public

My Commission Expires: 9·16·2029

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2026, before me personally appeared Jared A. King, to me known (or proved on the basis of satisfactory evidence) 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.

Witness my hand, at office, this 6th day of April, 2026.

_____
Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(SEAL)

Return To:
The Tennessee Law Center, PLLC
902 S Cooper Street
Memphis, TN 38104

Warranty Deed TLC 025132

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective April 6, 2026.

Jared Adam King as trustee of Private Revocable Living Trust dated February 24, 2020

BY: Signature on Previous Page

Joined by:

Signature on Previous Page
Jared A. King, Individually

Katelyn Marie King
Katelyn Marie King

STATE OF Pennsylvania
COUNTY OF Philadelphia

On this 04/06/2026 (Date), before me personally appeared by means of two-way audio-video communciation, Katelyn Marie King , to me known (or proved on the basis of satisfactory evidence) 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.

Witness my hand, at office, this 04/06/2026 (Date).

Stephanie Christine Sharper
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Stephanie Christine Sharper, Notary Public
Philadelphia County
My commission expires June 18, 2029
Commission Number 1398268

My Commission Expires: 06/18/2029

(SEAL)

Return To:
The Tennessee Law Center, PLLC
902 S Cooper Street
Memphis, TN 38104

Notarized remotely online using communication technology via Proof.

Warranty Deed TLC 025132

Tennessee Certification of Electronic Document

I, Sarah-Katherine A. Wright, 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 this **6th** day of **April**, 20**26** (Date of Document).

Affiant Signature

April 6, 2026

Date

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this **6th** day of **April**, 20**26**.

Julicia A. Moore

Notary's Signature

MY COMMISSION EXPIRES: 09/26/2027

NOTARY'S SEAL



Prepared for Recording By & Return To:
TLC Closing
902 S Cooper Street
Memphis, TN 38104
(901) 545-5225