Karen Johnson Davidson County
Batch# 1443915 DEEDWARR
07/10/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $952.38
20260710-0062442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/19/30
(AFFIX SEAL)

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

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

File No.: 2026-0688

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S)
Diego Fernando Ospina Garcia	Diego Fernando Ospina Garcia	163-02-0C-057.00-CO
(NAME)	(NAME)	
1382 Rural Hill Road Unit 170	1382 Rural Hill Road Unit 170	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Seven Thousand Four Hundred And No/100 Dollars ($257,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL L. JOHNSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIEGO FERNANDO OSPINA GARCIA, A MARRIED MAN,** 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:

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

Being Lot No. 57, Unit No. 170 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803,

Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. The description is the same as the previous Deed of record.

Being the same property conveyed to Carol L. Johnson, an unmarried woman by Warranty Deed from Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Individually and as Trustees of the Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust dated January 20, 2015 of record in Instrument No. 20201105-0129959, Register's Office for Davidson County, Tennessee, dated October 24, 2020 and recorded on November 05, 2020.

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 2026, a lien not yetdue and payable.
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

unimproved ☐
This is improved ☑ property, known as 1382 Rural Hill Road Unit 170, 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 9th day of July, 2026.

Carol Johnson

Carol L. Johnson

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~WILLIAMSON~~ Dinwiddie

On this 9th day of July, 20 26, before me personally appeared Carol L. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or person's) free act and deed.

Yaminah Lynette Knight

Yaminah Lynette Knight 7815930

Notary Public Electronic Notary Public

My Commission Expires: 03/31/2027

(SEAL)

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Yaminah Lynette Knight

REGISTRATION NUMBER
7815930
COMMISSION EXPIRES
March 31, 2027

Notarized remotely online using communication technology via Proof.

True Copy Certification

I, Yvette Meldrum, 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 July 9, 2026.

Affiant Signature

July 9, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th of July 2026.

B. Cortez

Notary's Signature

MY COMMISSION EXPIRES: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030