Karen Johnson Davidson County
Batch# 1444324 DEEDWARR
07/10/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20260710-0062592

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260654698

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $369,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 9th day of July, 2026.

Notary Public
My Commission Expires: 10/24/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lazaro Hernandez Montes De Oca and Iesney Gutierrez Rodriguez 3128 Stoney Brook Circle Antioch TN 37013	New Owner	Tax Parcel ID No. 150-07-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtney Muller f/k/a Courtney Kolb and Tyler Muller, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lazaro Hernandez Montes De Oca and Iesney Gutierrez Rodriguez, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81, on the plan of Section One Towne Village of the Country, as the same appears of record in Book 5200, Page 55 and 56, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Courtney Kolb, an unmarried woman and Tyler Muller, an unmarried man by Warranty Deed from Troy William Sisco and Rachel Marie Elkins, husband and wife of record in Instrument No. 20211110-0150072 Register's Office for Davidson County, Tennessee, dated November 08, 2021 and recorded on November 10, 2021.

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 record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 55 and 56, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5289, Page 687, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed of Conveyance of record in Book 5866, Page 45, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3128 Stoney Brook Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of July, 2026.

Courtney Muller f/k/a Courtney Kolb

Tyler Muller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Muller f/k/a Courtney Kolb and Tyler Muller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/8/2026 (date of document).

Jennifer Russell
Affiant Signature

7/9/2026
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

