Karen Johnson Davidson County
Batch# 1475328 DEEDWARR
09/21/2026 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20260921-0087311

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-10215-SC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2026.

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

Notary Public
My Commission Expires: 7/30/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eduardo Moreno and Evangelina Balderrama Romano 1080 Large Poppy Drive La Vergne, TN 37086	New Owner	163 01 0 063.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James Johnson, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Eduardo Moreno and Evangelina Balderrama Romano, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of ANTIOCH WOODS, SECTION ONE, of record in Book 9700, Page 639, Register's office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Jessica Johnson, and husband, James Johnson, by Quitclaim Deed from Jessica Johnson, of record in Instrument No. 20031007-0147766, in the Register's Office of Davidson County, Tennessee, dated September 23, 2003 and recorded on October 07, 2003. The said Jessica Johnson died on April 17, 2008 leaving the said James Johnson as the surviving tenant by the entirety.

Being the same property conveyed to Jessica Johnson, by Warranty Deed from Deluxe Homes, LLC, of record in Book 11122, Page 648, in the Register's Office of Davidson County, Tennessee, dated September 16, 1998 and recorded on September 23, 1998.

This is ☒ improved or ☐ unimproved property located at: **4001 Moss Rd, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2026.

GRANTOR:

James Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of September, 2026.

Notary Public
My Commission expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 09/17/2026 (date of document).

Affiant Signature

09/17/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL