Karen Johnson Davidson County
Batch# 1481048 DEEDWARR
10/07/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20261007-0092045

Name and Address of New Owner:
Johnny Rivera
3205 Harbor Landing
Antioch, TN 37013

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26081256

Map and Parcel: 150 03 0 204.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ana Chambers as Personal Representative of The Estate of Daryus Maurel Chambers**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Johnny Rivera, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 19, on the Plan of Harbor Landing, Section Two, according to the plat thereof, recorded in Plat Book 6250, page 352, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Daryus M. Chambers by Warranty Deed filed for record on November 25, 2009 in Instrument Number 20091125-0108678, of the Register's Office in Davidson County, Tennessee. The said Daryus M. Chambers died intestate on June 1, 2025. Ana Chambers was appointed Personal Representative of the Estate of Daryus M. Chambers, as evidenced by Letters of Administration dated April, 1, 2026, and filed for record in the County Clerk's Office of Davidson County, Tennessee. Pursuant to the terms of the Order Authorizaing Sale of Real Property entered onSeptemebr 24th, 2026, of record in Davidson County Chancery Court, the Personal Represenative of the Estate of Daryus M. Chambers was given the authority to sell the subject property.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3205 Harbor Landing, Antioch, TN 37013

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, his heirs and assigns forever; and 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 we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 2nd day of October, 2026.

The Estate of Daryus Maurel Chambers

BY: Ana Chambers
Ana Chambers
Personal Representative

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Ana Chambers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of The Estate of Daryus M. Chambers and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Personal Representative.

Witness my hand and seal this 2nd of October, 2026.

Dana McGee
Notary Public
My Commission Expires: 6/15/30

DANA MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00.

Affiant Signature

Subscribed and sworn to before me, this 2nd day of October, 2026.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-5-2028

Certificate of Authenticity

I, Holly A. Mason 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 the _____ day of 10/2/26, 2026.

Holly A

Affiant Signature

10/2/26

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature

(Notary Seal)

My Commission Expires: 7/14/2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY