This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 153722 **DEEDWARR**
10/24/2018 10:39:50 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20181024-0105323

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 265,000.00

Affiant Signature

Subscribed and sworn to before me on this the 19th day of October, 2018

Notary Public

My Commission expires 11 / 3 / 2020

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Baba Ndiaye
Victoria A. Ndiaye
25 Enterprise Center
Middletown, OH 02842
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 164070A18900C0

WARRANTY DEED

18NT00565

Effective the 19th day of October, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MIGUEL PEIRO MARTINEZ AND MARIA L. PEREZ-GONZALEZ, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BABY NDIAYE AND VICTORIA A. NDIAYE, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **MONTGOMERY COUNTY,** Tennessee, described as follows, to wit:

Being all of Lot No. 133, Section Two, Harvest Grove, formerly Tillman Property, according to plat and survey appearing of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more compelte details of location and description of said lot.

Being the same property conveyed to Miguel Peiro Martinez and Maria L. Perez-Gonzalez, husband and wife, by Warranty Deed from Ole South Properties, Inc., dated 12/04/2014 and recorded 12/30/2014 as Document No. 20141230-0118685, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1437 Rockglade Run, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the ~~19th day~~ of October, 2018

Miguel Peiro Martinez

State of ~~Tennessee~~ FL
County of Lee

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Miguel Peiro Martinez, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19th day of October, 2018.

Notary Public

My commission expires: 12/01/19

STEPHANIA BRONSTEIN V. SILVA
Notary Public - State of Florida
Commission # FF 934484
My Comm. Expires Dec 1, 2019
Bonded through National Notary Assn.

Maria L. Perez-Gonzalez

State of ~~Tennessee~~ FL
County of Lee

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Maria L. Perez-Gonzalez, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19th day of October, 2018.

Notary Public

My commission expires: 12/01/19

STEPHANIA BRONSTEIN V. SILVA
Notary Public - State of Florida
Commission # FF 934484
My Comm. Expires Dec 1, 2019
Bonded through National Notary Assn.