Karen Johnson Davidson County
Batch# 561631 DEEDWARR
01/26/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210126-0011656

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-111990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maria Adriana Arredondo Lopez	Maria Adriana Arredondo Lopez	
(NAME)	(NAME)	
2332 Antioch Pike	2332 Antioch Pike	148-16-0-066.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDUARDO MORENO, SR., UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA ADRIANA ARREDONDO LOPEZ, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated in Antioch, TN, in the County of Davidson, State of Tennessee:

E/S Antioch Pike S of Reeves Rd A lot or parcel of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, in the village of Antioch, described according to a survey made by Howard George, Surveyor, dated January 8,1987 as follows: Beginning at an iron pin set on the Northeasterly right-of-way of Antioch Pike approximately 746 feet Northwesterly from the centerline of an alley at the Antioch Methodist Church; thence with said right of way along a curve to the right 100.00 feet (Delta= 4 degrees 04 minutes 40 seconds; Radius=1404.89 feet; Chord: North 42 degrees 44 minutes 00 seconds West, 99.98 feet) to an iron pin found; thence North 51 degrees 47 minutes 30 seconds East passing an iron pin found at 347.19 feet, a total distance of 374.46 feet to an iron pin set; thence S37 degrees 32 minutes 00 seconds East, passing an iron pin found at 72.96 feet; a total distance of 100 feet to an iron pin set; thence South 51 degrees 50 minutes 30 seconds West, 365.39 feet at the beginning, containing

0.85 acres, more or less

Being the same property conveyed to Eduardo Moreno and wife, Roxana Moreno by Warranty deed from Joseph D. Fontana of record in Instrument No. 20050920-0112881 Register's Office for Davidson County, Tennessee, dated September 19, 2005 and recorded on September 20, 2005.

Being the same property conveyed to Eduardo Moreno, Sr by Quitclaim deed from Roxana Moreno of record in Instrument No. 20130205-0012003 Register's Office for Davidson County, Tennessee, dated February 05, 2013 and recorded on February 05, 2013.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2332 Antioch Pike, 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 my/our hand(s) this the 21st day of January, 2021

E. Moreno

Eduardo Moreno, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Eduardo Moreno, Sr., the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2021.

Notary Public

My Commission Expires: 4/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON