Karen Johnson Davidson County
Batch# 586227 DEEDWARR
03/08/2021 07:31:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20210308-0029665

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd. Suite 600
Smyrna, TN 37167
File No.059-21

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2021

Notary Public
My Commission Expires: 11/5/24

Address of New Owner	Send Tax Bills To:	
Joaquin Zaragoza 3200 Cloudfalls Trace Antioch, TN 37013	Regions Bank 2050 Parkway Office Circle ALBH40602B Birmingham, AL 35244	Map/parcel: 164-12-0A-019.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

James B. Edmondson, Jr. and Marilyn Francine Edmondson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joaquin Zaragoza and Deilyn Roxana Valdez, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), their 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, and being all of Lot No. 19 on the Final Plat, WEATHERSTONE, a Planned Unit Development, as appearing of record in Instrument No. 20020926-0117440, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James B. Edmondson, Jr. and Marilyn Francine Holder (now married and known as Marilyn Francine Edmondson, husband and wife) by Deed from Jerry Butler Builders, LLC, dated 9/26/2003 and filed for record in Instrument No. 20031001-0144765, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20020926-0117440, Instrument Number 20020718-0086527, Instrument Number 20020611-0071030, Instrument Number 20031015-0152650, Instrument Number 20180207-0012329, Instrument Number 20040416-0043248, Book 2671, page 127, Book 4457, page 350, Book 4706, page 227, Book 11533, page 826, Instrument Number 20010403-0032129 and Instrument Number 20190808-0079019, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 3200 Cloudfalls Trace, Antioch, TN 37013
*said property is also known as: 3125 Weatherstone Cove W, 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(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of February, 2021

James B. Edmondson, Jr.

Marilyn Francine Edmondson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

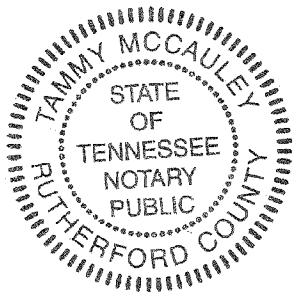
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **James B. Edmondson, Jr. and Marilyn Francine Edmondson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2021

Notary Public

My Commission Expires:

8/22/21



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, Pam Smithson, 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: 03/13/2022

