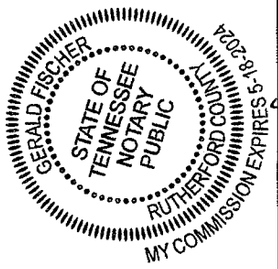
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Monica Estupinan Perez and Jaime A. Sandoval Davila	SWBC Mortgage	174 11 0A 354.00
(NAME) 2713 Bison Court	(NAME) 9311 San Pedro #100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David M. Budnick and Peggy D. Budnick, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Monica Estupinan Perez, a maarried man and Jaime A. Sandoval Davila, a married man, as joint tenants with the right of survivorship**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 253, Cane Ridge Farms-Phase VI Section 1, as shown by Plat appearing of record in Instrument No. 20050209-0015098, of the 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 David M. Budnick and Peggy D. Budnick, husband and wife by Warranty Deed from Greenvale Constructions, LLC, a Tennessee Limited Liability Company, of record in Instrument No.20051115-0137908, in the Register's Office of Davidson County, Tennessee, dated October 31, 2005 and recorded on November 15, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 609763 DEEDWARR
04/07/2021 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,065.60
20210407-0046365

This is improved ☒ property, known as 2713 Bison Court, 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; 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 our hands this 1st day of April, 2021.

David M. Budnick

~~Peggy D. Budnick~~

STATE OF Oregon
COUNTY OF Deschutes

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David M. Budnick, the within named bargainor, 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, this the 1st day of April, 2021.

Notary Public

My Commission Expires: Feb 8 2025

OFFICIAL STAMP
MICHAEL S GIBILISCO
NOTARY PUBLIC-OREGON
COMMISSION NO. 1008819
MY COMMISSION EXPIRES FEBRUARY 8, 2025

STATE OF Oregon
COUNTY OF Deschutes

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Peggy D. Budnick, the within named bargainor, 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, this the 1st day of April, 2021.

Notary Public

My Commission Expires: Feb 8 2025

This is improved ☒ property, known as 2713 Bison Court, 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; 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 our hands this 1st day of April, 2021.

David M. Budnick

Peggy D. Budnick

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David M. Budnick, the within named bargainor, 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, this the 1st day of April, 2021.

Notary Public

My Commission Expires:

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Peggy D. Budnick, the within named bargainor, 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, this the 1st day of April, 2021.

Diane Brooker
Notary Public

My Commission Expires: 10-22-2024

DIANE BROOKER
Notary Public - State of Florida
Commission # HH 056015
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 herewith 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731