Karen Johnson Davidson County
Batch# 621366 DEEDWARR
04/23/2021 10:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20210423-0054516

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02/19/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF APRIL, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-24

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2226LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lobens Felix and Ersuld Fromentin	Regions mortgage	
5121 Pebble Creek Drive	2050 Parkway Office Cir.	149 07 0B 001.00
Antioch, TN 37013-1871	Birmingham, AL 35244	

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, WE,

MILLER PEDROZA AND MARITZA PEDROZA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LOBENS FELIX AND ERSULD FROMENTIN, HUSBAND AND WIFE

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 Lot No. 101 on the Plan of Phase One, Canyon Ridge, of record in Plat Book 9700, Page 805, as amended in Instrument No. 20031006-0146727, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Miller Pedroza and Maritza Pedroza, husband and wife, as tenants by the entirety with rights of survivorship, by Warranty Deed from Jose A. Fuentes, of record in Instrument No. 20160329-0029401, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 29, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Canyon Ridge, as recorded in Instrument No. 20031006-0146727, and P.U.D Boundary, Canyon Ridge of record in Plat Book 9700, Page 805.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031002-0145846, as being amended in Instrument No. 20031218-0180508 and Instrument No. 20041008-0121636.

This is improved property known as 5121 Pebble Creek Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 23 day of March, 2021.

Miller Pedroza

Maritza Pedroza.

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, MILLER PEDROZA AND MARITZA PEDROZA., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), TN (state), this 23rd day of March 2021.

Notary Public

My Commission Expires: 10/02/2023

YESSENIA JAIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY