WARRANTY DEED

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

JM-SB-BR-21-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-17-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 627435 **DEEDWARR**
05/03/2021 12:00:10 PM 2 pgs
Fees: $13.00 Taxes: $701.15
20210503-0058963

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
David Keating and Ana Keating **Carlos Astudillo**	**NEW OWNER**	
(NAME) **401 Oak Forge Dr**	(NAME)	**163-11-0A-028.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EZEQUIEL ESQUIVEL RAZO, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID KEATING AND ANA KEATING AND CARLOS ASTUDILLO, EACH AS TO AN UNDIVIDED 1/3 INTEREST, ALL AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 on the Plan of Third Revision, Section Two, Bell Forge of record in Plat Book 6900, Page 250, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ezequiel Esquivel Razo, single man by Warranty deed from Marcia Drivas Maguire, unmarried of record in Instrument No. 20200611-0059696 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 11, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions, Restrictions and By-Laws of record in Book 6040, Page 538, Book 6306, Page 644, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, and Instrument No. 20131203-0122910, Amended at Instrument No. 20190214-0014097, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6887, Page 495, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 6040, Page 534, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 6859, Page 672, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6531, Page 321, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7224, Page 246, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metro Government for Sanitary Sewer and Water Main of record in Book 6956, Pages 103 & 131, in the Register's Office for Davidson County, Tennessee.
- Agreement for Use of Dumpster Facility of record in Book 7224, Page 195, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Oak Forge Dr, Antioch, Tennessee 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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th DAY OF APRIL, 2021.

Ezequiel Esquivel Razo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EZEQUIEL ESQUIVEL RAZO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212