Karen Johnson Davidson County
Batch# 643981 DEEDWARR
05/25/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210525-0070947

WARRANTY DEED

STATE OF TEXAS
COUNTY OF HARRIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-10-2023
(AFFIX SEAL)

DANA ELLIS
Notary Public, State of Texas
Comm. Expires 05-10-2023
Notary ID 129729640

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

File No.: HTF21-040865

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miguel Angel Mendoza	Movement Mortgage, LLC	
(NAME) 2975 Baby Ruth Lane	(NAME) 8024 Calvin Hall Road	163-11-0-006.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALVARO CRUZ AND WIFE, GUADALUPE DIRCIO, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIGUEL ANGEL MENDOZA, A MARRIED MAN, 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. 6 on the Plan of Section One, Final Plat, Baby Ruth Lane Estates, of record in Plat Book 9700, Page 611, 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 Alvaro Cruz and wife, Guadalupe Dircio and Guadalupe Cruz are one in the same person by Warranty deed from Kevin Berg and wife, Cinda S. Berg of record in Instrument No. 20050810-0094988 Register's Office for Davidson County, Tennessee, dated August 05, 2005 and recorded on August 10, 2005 and as Corrected by Re-Recorded Deed in Instrument No. 20060105-0001387 on January 05, 2006.

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 2975 Baby Ruth Lane, 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 May, 2021

Alvaro Cruz

Guadalupe Dircio

STATE OF TX
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Alvaro Cruz and wife, Guadalupe Dircio, 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 May, 2021.

Notary Public

My Commission Expires: 5-10-2023

(SEAL)

DANA ELLIS
Notary Public, State of Texas
Comm. Expires 05-10-2023
Notary ID 129729640

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