This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 644176 DEEDWARR
05/26/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210526-0071197

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, **CHM REAL ESTATE, INC.**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAYRON JOSE MOLINA REYES AND ANA MARITZA BONILLA LARREINAGA,** * HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

*married couple

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 200, PHASE TWO, OAK HIGHLANDS, OF RECORD IN INSTRUMENT NUMBER 19991213-0302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHM REAL ESTATE, INC. AND YENOMON GROUP, LLC, BY DEED FROM TERESA ANN GELLER, DATED MARCH 5, 2021, OF RECORD IN INSTRUMENT NO. 20210318-0035993, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 5232 RIDGEFALLS WAY, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17 day of May, 2021.

CHM REAL ESTATE, INC

BY:_____
CHARLES H MALONE, PRESIDENT

STATE OF TN
COUNTY OF Mont.

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CHARLES H MALONE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of CHM REALTY ESTATE, INC the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

DONE at offices in Clarksville (City), TN, on this the 17 day of May, 2021.

NOTARY PUBLIC
My commission expires: 11.15.21

SAEDRA BYARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

YENOMON GROUP, LLC

BY:
CHARLES H MALONE, AUTHORIZED AGENT

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CHARLES H MALONE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AUTHORIZED AGENT (or other officer authorized to execute the instrument) of YENOMEN, LLC the within named bargainor, a LIMITED LIABILITY COMPANY, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LIMITED LIABILITY COMPANY as AUTHORIZED AGENT (or authorized officer).

DONE at offices in Clarksville (City), TN, on this the 17 day of May, 2021.

NOTARY PUBLIC
My commission expires: 11.15.21

SAEDRA BYARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 365,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2021.

NOTARY PUBLIC
My commission expires: 1.23.23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner(s) as follows:
BAYRON JOSE MOLINA REYES
ANA MARITZA BONILLA LARREINAGA
5232 RIDGEFALLS WAY
ANTIOCH, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 173 04 0A 200.00

True Copy Certification

I, Desiree Sailema, 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, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

