Karen Johnson Davidson County
Batch# 695644 DEEDWARR
08/12/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210812-0108599

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Ashley Diaz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-08-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Hugo Rivera Vithe and Maria del Rocio Carrillo Perez	SEND TAX BILLS TO: Hugo Rivera Vithe and Maria del Rocio Carrillo Perez	MAP-PARCEL NUMBERS
(NAME) 59 Benzing Road	(NAME) 59 Benzing Road	16208002900
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Jacinto V. Rivera, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hugo Rivera Vithe and Maria del Rocio Carrillo Perez, married ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40 on the Plan of Antioch Park, of record in Book 3600, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Jacinto V. Rivera, by virtue of that certain Warranty Deed dated June 28, 2002, and being of record at Instrument No. 20020705-0081038 in the Register's Office of Davidson County, Tennessee.

Seller warrants that the above property is not his primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3600, Page 196, Deed Restrictions recorded at Book 3861, Page 744, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 59 Benzing Rd. Antioch, TN 37013
(House Number) (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 hand this 10th day of August, 2021.

Jacinto V. Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jacinto V. Rivera** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2021.

Jacqueline G Brown
Notary Public
My Commission Expires: 9-8-22

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 10th, 2021.

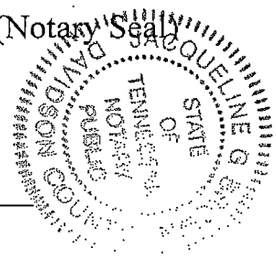
Affiant Signature

8/10/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature (Notary Seal)



My Commission Expires: 3-8-22