Karen Johnson Davidson County
Batch# 706327 DEEDWARR
08/27/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210827-0116187

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF August, 20 21.

Notary Public

MY COMMISSION EXPIRES: 9-10-21
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erick R. Zamora Ledesma	First Community Mortgage	
(NAME)	(NAME)	174110A17800CO
2125 Camille Drive	262 Robert rose Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, **Roberto Tacalco Mendez, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erick R. Zamora Ledesma and Alejandra Elizabeth Delcid-Velasquez, 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. 466 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase Two, of record in Instrument Number 20020821-0101307, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roberto Tacalco Mendez and Monica Illescas Palma, husband and wife, by virtue of that certain Warranty Deed dated April 13, 2015, and being of record at Instrument No. 20150420-0034614 in the Register's Office of Davidson County, Tennessee. Being further conveyed to Roberto Tecalco Mendez, unmarried, by Quitclaim Deed from Monica Illescas Palma, of record in Instrument No.: _____20210827011618 6_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, 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 2125 Camille Drive 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

Witness my hand this 25th day of August, 2021.

Roberto Tecalco Mendez

Roberto Tacalco Mendez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

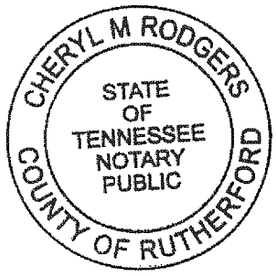
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Roberto Tacalco Mendez** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument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

WITNESS my hand and official seal at office this 25th day of August, 2021.

Cheryl M Rodgers

Notary Public

My Commission Expires: 11-20-2023



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 8/25/21.

Affiant Signature

8/25/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

(Notary Seal)

ANGELA B. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

My Commission Expires: 9-7-21