WARRANTY DEED

Karen Johnson Davidson County
Batch# 726209 DEEDWARR
09/29/2021 10:39:45 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20210929-0130828

State of Tennessee
County of Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel A. Guadarrama Vargas	NEW OWNER	15005013700
(NAME)	(NAME)	
409 Cedar Cliff Rd.	409 Cedar Cliff Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Janice C. Bianchi, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Miguel A. Guadarrama Vargas, 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. 194 on the Plan of Cherry Hills, Section IV, as of record in Book 4460, Page 21, Register's office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Shayne Merrill and Janice C. Bianchi, as joint tenants with the right of survivorship, by deed from L. R. DeMarco, Trustee, of record in Instrument Number 20140808-0071426, said Register's office. The said Michael Shayne Merrill having since died on April 16,2008.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 409 Cedar Cliff 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/our hands this 27th day of September, 2021.

Janice C. Bianchi

State of Tennessee
County of Davidson

Personally appeared before me Janice C. Bianchi, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2021.

Notary Public
My Commission Expires: _____

File No.: 15922

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024