Karen Johnson Davidson County
Batch# 739577 DEEDWARR
10/19/2021 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20211019-0140334

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-20-2023

(AFFIX SEAL)

CHERYL M RODGERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Wilbert Alex Garcia Villatoro and Kryssia Lopez	SEND TAX BILLS TO: Wilbert Alex Garcia Villatoro and Kryssia Lopez	MAP/PARCEL NUMBER
(NAME) 6020 Firelight Trl	(NAME) 6020 Firelight Trl	176050B06700CO
(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, **Mauricio A. Salmeron, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Wilbert Alex Garcia Villatoro and Kryssia Lopez,** 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 NUMBER 162 ON THE PLAN OF HICKORY WOODS, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGE 885-887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Maurico A. Salmeron, a married person, by virtue of that certain Special Warranty Deed dated July 3, 2013, and being of record at Instrument No. 20130703-0068985 in the Register's Office of Davidson County, Tennessee.
Iris Salmeron joins in this conveyance to transfer any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 6020 Firelight Trl 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 15th day of October, 2021.

Mauricio A. Salmeron

Iris Salmeron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 15th day of October, 2021.

Notary Public

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Elissa Schmidtt, 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 10-15-21.

Affiant Signature

10-15-21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of October, 2021.

Notary's Signature

(Notary Seal)

CORI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25