Karen Johnson Davidson County
Batch# 750341 DEEDWARR
11/05/2021 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211105-0148352

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF October, 2021.

Notary Public

(Affix Seal)

My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CALIXTRO-H21394

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
EDUARDO HERNANDEZ CAMARILLO and LIZBEY BERNABE CALIXTRO, husband and wife	NEW OWNERS	029.00-0-206.00
3813 Cantarutti Road	3813 Cantarutti Rd	
Joelton, TN 37080	Joelton, TN 37080	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, 3813 CANTARUTTI ROAD, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EDUARDO HERNANDEZ CAMARILLO AND LIZBEY BERNABE CALIXTRO, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real property situate in the 14th, formerly 24th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the South margin of Cantarutti Road (Old Allesio Road), said point being N 87° W 265.3 feet from a point in the center of the easterly land of US Hwy 41; thence S 03° 30' W 200 feet to an iron pin; thence N 87° W 100 feet to an iron pin; thence N 03°30' E 200 feet to the South margin of Cantarutti Road; thence with the south margin of said road S 87° E 100 feet to the point of beginning.

Being the same property conveyed to 3813 Cantarutti Road, LLC, by virtue of that certain Warranty Deed dated February 24, 2021, and being of record at Instrument No. 20210304-0028286 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Faith Inman by virtue of Affidavit of Heirship Deed dated February 9, 2021 at Instrument No. 20210304-0028285 and 20210304-0028286 in the said Register's Office.

( ) unimproved
This is (X) improved property known as 3813 Cantarutti Road, Joelton, Tennessee 37080 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 29th day of October, 2021 :

3813 Cantarutti Road, LLC by Cody L. Hawkins, member

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Cody L. Hawkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a **Member** of **3813 Cantarutti Road, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Cody L. Hawkins** as **Member.**
Witness my/our hand(s) this 29 day of October, 2021.

Notary Public

My Commission Expires:_____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

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 10/29/21.

Holly A. Mason
Affiant Signature

10/29/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of October, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 1-8-22