Karen Johnson Davidson County
Batch# 767748 DEEDWARR
12/06/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20211206-0161169

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Breaux Gargano	The Mortgage Firm	128030A01100CO
(NAME)	(NAME)	
500 Cedar Forest Court	921 Douglas Ave, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Sebastian R Yoma Honores and Alexandra M Yoma Honores, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Breaux Gargano and Brianna Gargano, husband and wife,** hereinafter called the GRANTEE(S), their 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. 11, on the Plan of First Revision, Cedar Forest of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sebastian R. Yoma Honores and Alexandra M. Yoma Honores, husband and wife by Warranty Deed from Micah M. Parrish, unmarried, and Vijayta Joyti Ramgopal, unmarried, dated 12/18/2020 and recorded 12/21/2020, of record in Instrument 202012210151463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 6900, Page 383; (2) Covenants, conditions, easements and restrictions recorded in Book 6805, Page 253, Book 6925, Page 751, and Amendment Declaration of record in Book 7163, Page 686; (3) Agreement for Dedication of Easements for Sanitary Sewers Easement recorded in Book 5222, Page 726; (4) Storm Water Detention Agreement of record in Book 7022, Page 867, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 500 Cedar Forest Court, Nashville, TN 37221

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 10th day of November, 2021.

Sebastian R Yoma Honores

Alexandra M Yoma Honores

State of Georgia
County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sebastian R Yoma Honores and Alexandra M Yoma Honores, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of November, 2021.

Notary Public:
My Commission Expires: 4.22.2023

MARIE O. NEESE NOTARY PUBLIC GEORGIA EXPIRES April 22, 2023 DEKALB COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 12/2/2021 (date of document).

Affiant Signature

12/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2ND day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025