Karen Johnson Davidson County
Batch# 779186 DEEDWARR
12/23/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211223-0169693

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF DECEMBER, 2021..

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Patricia D Hernandez Reyes and Allan G Machigua Isaula	SEND TAX BILLS TO: Patricia D Hernandez Reyes and Allan G Machigua Isaula	MAP-PARCEL NUMBERS 16202017900
(NAME)	(NAME)	
5037 Colemont Drive	5037 Colemont Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Fernando Maldonado and Margarita Colunga, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia D Hernandez Reyes and Allan G Machigua Isaula, 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:

Land in Davidson County, Tennessee, being Lot No. 208, on the Plan of Colewood Acres, Section 3, of record in Plat Book 4175, Page 45, as corrected in Book 4398, Page 889 and in Book 4404, Page 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Fernando Maldonado and Margarita Colunga, by virtue of that certain Deed dated October 29, 2003, and being of record at Instrument No. 20031106-0163274 in the Register's Office of Davidson County, Tennessee.

Margarita Colunga is one and the same and also known as: Margarita Colunga Salas, and Margarita Maldonado Colunga Salas.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4175, Page 45, Book 4398, Page 889 and Book 4404, Page 571, Deed Restrictions recorded at Book 4295, Page 696, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5037 Colemont Dr. Antioch, TN 37013
(unimproved) (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 20th day of December, 2021.

Fernando Maldonado
Fernando Maldonado

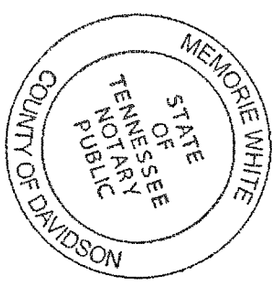
Margarita Colunga
Margarita Colunga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 20th day of December, 2021.

Notary Public
My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Cami Allen, 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 December 20TH, 2021.

Cami Allen
Affiant Signature

12-20-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22

202112230169693