Karen Johnson Davidson County
Batch# 783581 DEEDWARR
01/04/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220104-0000986

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8671

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of December, 2021

Notary Public

Commission Expires: 11/08/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carlos Romero Hernandez and Gabriela Lopez Morales 4892 Barclay Square Drive Antioch, TN 37013	New Owners 4892 BARCLAY SQ DR. ANTIOCH, TN 37013	149-05-0-026.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Melvin O. Villalobos, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carlos Romero Hernandez and Gabriela Lopez Morales, a married couple,

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.142 on the Plan of Barclay Square, Section 3, of record in Book 4675, Page 154, amended in Book 4995, Page 682, said Register's Office.

Beginning on the northeasterly margin on Barclay Square Drive common corner of Lots 143 and 142; thence running with said margin 64.67 feet to the beginning of a curve, thence around said curve in a northeasterly direction 39.27 feet to a point in the southeasterly margin of Volunteer Drive; thence running with said margin 122.24 feet to a point; thence running in an easterly direction 72.38 feet ot a point; thence running in a southerly direction 146.38 feet to the point of beginning.

Being the same property conveyed to Melvin O. Villalobos, an unmarried person by Warranty Deed from William Joseph Craig, a married man of record in Instrument No. 20140703-0058857 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 3, 2014.

This property has never been a primary residence of Melvin O. Villalobos or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4892 Barclay Square Drive, Antioch, TN 37013

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 so 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.

Dated this the 28th day of December, 2021.

Melvin O. Villalobos

Melvin O. Villalobos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melvin O. Villalobos** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of December, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Kaylie Payne

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, _____, 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 28, 2021.

_____
Affiant Signature

12/28/21
Date

State of Tennesssee
County of Davidson

Sworn to and subscribed before me this 28th day of December, 2021.

_____
Notary's Signature (Notary Seal)

My Commission Expires: 1-8-22

202201040000986