Karen Johnson Davidson County
Batch# 803030 DEEDWARR
02/10/2022 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220210-0015324

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $345,000.00.

Affiant

Subscribed and sworn before me this the ~~28th~~ 31st day of January, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luis Alfredo Calderon Sifontes		149-02-0 016.00
2112 Aileen Drive	New Owner	
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNIFER K. HERLEIN, UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUIS ALFREDO CALDERON SIFONTES AND MAYRA NOREYDA HERNANDEZ ALDANA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Cottage Hill, Section 1, of record in Plat Book 4860, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer K. Herlein, a married woman, by Quitclaim Deed dated 02/26/2021, from Ian P. Herlein and Jennifer K. Herlein, husband and wife, of record in Instrument No. 20210323-0038224, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Ian P. Herlein and Jennifer K. Herlein, husband and wife, by Warranty Deed dated 05/28/2010, from Richard Cefalo, unmarried, of record in Instrument No. 20100602-0042445, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2112 Aileen 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JH

Witness my hand this the 28th day of January, 2022.

Jennifer K. Herlein

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer K. Herlein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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 1/28/22.

Date

Affiant Signature

1/28/22

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 28 day of January, 2022.

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

