Karen Johnson Davidson County
Batch# 804454 DEEDWARR
02/11/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220211-0016231

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is ~~$315,000.00~~

Affiant

Subscribed and sworn to before me, this 1st day of February, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Salvador E Alvarenga Valle **Jessenia E. Menjivar Caceres**	**SWBC Mortgage Corporation,**	**15010007400**
3424 Towneship Rd	**213 OVERLOOK CIR STE A4**	
Antioch, TN 37013	**BRENTWOOD, TN 37027**	

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 ACKNOWLEDGE, WE,

AC Homes, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Salvador E Alvarenga Valle and Jessenia E. Menjivar Caceres, husband and wife

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. 274, on the Plan of Towne Village of the Country Section III, of record in Plat Book 5200, Page 268, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to AC Homes LLC, by Warranty Deed from Jamie Dundee, individually and as Successor Trustee of the Irrevocable Trust dated July 27, 2011, Bill Dundee, as to a life estate interest, Dustin William Eaton, Dylan Eaton, and Taryn Priscilla Eaton, dated October 1, 2021, of record in Instrument No. 20211005-0133719, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Beverly Joyce Dundee, unmarried, by Warranty Deed from William S. Packard and wife, Maureen P. Packard, dated April 24, 1992, of record in Book 8612, Page 632, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3424 Towneship Rd, 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 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 in 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.

AC Homes, LLC

By _____ Date: 1/31/22
Karen Calderon, Sole Member

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Karen Calderon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Sole Member of AC Homes, LLC, and that she is authorized by AC Homes, LLC, to execute this instrument on its behalf.

Witness my hand, at office, this 31 day of January, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 1/31/22.

Date

Affiant Signature

1/31/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

My Commission Expires: 11-7-24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY