WARRANTY DEED

Karen Johnson Davidson County
Batch# 808505 DEEDWARR
02/18/2022 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20220218-0019229

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Janelle Maldonado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF FEB 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle Maldonado and Erik Ramirez	American Pacific Mortgage Corporation	120-02-0-082.00
(NAME)	(NAME)	
1326 Venus Drive	3000 Lava Ridge Court, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Roseville, CA95661	
(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, **Luis M. Alcazar Vega and wife, Piedad T. Roman Manzaneda**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janelle Maldonado Erik Ramirez, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 21 on the map of Stardust Acres, as of record in Book 1424, Page 92 amended in Book 8065, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 60 feet on the northerly side of Venus Drive and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Luis M. Alcazar Vega and wife, Piedad T. Roman Manzaneda, by virtue of that certain Warranty Deed dated July 2, 2012, and being of record at Instrument No. 20120703-0058416 in the Register's Office of Davidson County, Tennessee.

Piedad R. Roman Manzaneda and Piedad Tarcila Roman De Alcazar being one in the same.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters of record in Plat Book 1424, Page 92, amended in Book 8065, Page 149, in the Register's Office of Davidson County, Tennessee; Deed Restrictions recorded at Book 1424, Page 92, Book 1682, Page 1 and Book 1727, Page 185, in the said Register's Office,: Easements of record at Book 1710, Page 98, as recorded in the said Register's Office, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 1326 Venus Dr. Nashville, TN 37217
(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 4th day of February, 2022

Luis M. Alcazar Vega

Piedad Tarcila Roman de Alcazar, by Luis Mauro Alcazar Vega as attorney in fact

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On 02/04/2020 before me, VALMAR C. FIGUEIREDO, NOTARY PUBLIC (insert name and title of the officer), personally appeared LUIS M. ALCAZA, VEGA PIEDAD TARCILA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____. (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On 02/04/2022 (Date) before me, Valmar C Figueiredo, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Lois M. Alcazar Vega and Piedad Tarcila Roman De Alcazar, by Luis Mauro Alcazar Vega as Attorney in Fact – (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

VALMAR C. FIGUEIREDO
COMM. # 2234698
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN MATEO
My commission expires March 18, 2022

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Valmar
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: California Notary Acknowledgement (Individual)

Document Date: 02/04/2022 Number of Pages: 1

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/7/22.

Date

Celia Stewart-Rouse

Affiant Signature

2/7/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of February, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY