10:45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **270,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **28th day of January, 2022**

Notary Public

MY COMMISSION EXPIRES: 8.21.2023
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Karen Johnson Davidson County
Batch# 812820 **DEEDWARR**
03/01/2022 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20220301-0022903

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Aguilar and Sandra Aguilar		
215 Cumberland Hills	**Same as Owner**	**02616002700**
Madison, TN 37115		
(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,WE, **Cesar Montesdeoca and Wife, Maria Montesdeoca,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jorge Aguilar and Sandra Aguilar, 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 215 Cumberland Hills, Madison, Madison, TN 37115. Said property is being described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, Being Lot No. 63 on the Plan of Section 3, Mansker Meadows, as of record in Plat Book 2900, Page 26, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description for said lot.

Being the same property conveyed to Cesar Montesdeoca and Wife, Maria Montesdeoca by Warranty Deed from Coleen Stribel and Husband, Joseph Morton dated 08/14/2006 and filed for record on 08/16/2006 of record in Instrument No. 20060816-0101101, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **215 Cumberland Hills, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Ret-Creekside Title

Witness our hands this 28th day of January, 2022.

Cesar Montesdeoca

Maria Montesdeoca

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cesar Montesdeoca and Maria Montesdeoca** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

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

Commission Expires: 8.21.2023

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023