WARRANTY DEED

Karen Johnson Davidson County
Batch# 819329 DEEDWARR
03/10/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220310-0028016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 10/23/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Oscar Rene Escobar and and Nery Martinez Saravia	NOW OWNS	53-13-40
(NAME)	(NAME)	
600 Brentmeadow Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220201

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, I/we, **Juan Pedroza Tejeda and Maria Josefina Tamayo de Pedroza, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Oscar Rene Escobar and and Nery Martinez Saravia, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Madison County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 44 on the plan of Kimbolton, Phase 1, of record in Plat Book 6900, pages 276-278, as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee.to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Juan Pedroza Tejeda and wife, Maria Josefina Tamayo de Pedroza by Cash Deed from The Secretary of HUD, dated February 22, 2016 and filed of record in Instrument No. 20160225-0017900, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7464, page 969; amended in Book 7470, page 126; Book 7799, page 50 and Instrument No. 20060126-0009811, and also subject to By-Laws of record in Instrument No. 20030226-0025658, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1525 Joe Pyron Drive aka, 600 Brentmeadow Circle, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of March, 2022

Juan Pedroza Tejeda

Maria Josefina Tamayo de Pedroza

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Juan Pedroza Tejeda and Maria Josefina Tamayo de Pedroza, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of March, 2022.

Notary Public
My Commission Expires: 8/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 March 1, 22.

Hadley Roper
Affiant Signature

03/01/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 03/01/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal