Karen Johnson Davidson County
Batch# 827236 DEEDWARR
03/23/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20220323-0033426

Prepared by:
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Attorney at Law
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me this 18th day of February, 2022.

Notary Public
My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:
Christopher Guerrero
2714 Penn Meade Drive
Nashville, TN 37214

Send Tax Bills to:

Tax Information
052-13-0A-044-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick G. Sandoval and Michelle D. Sandoval, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cristopher A. Guerrero Nugent, an unmarried man.** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 44, as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566 Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase 1, of record in Book 6900 Page 671, Register's Office for Davidson County, Tennessee, to all of which references here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided herein.

Being the same property conveyed to Derrick G. Sandoval and wife, Michelle D. Sandoval by deed from Michele Johnson, unmarried, of record in Instrument No. 20180510-0044872, Register's Office for Davidson County, Tennessee, and dated May 1, 2018.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 7566, Page 571 in the official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of River Glen of record in Book 6900 Page 671 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 7566, Page 571 and amended in Instrument No. 20040915-0111299 in the official records of the Davidson County Register of Deeds.

4. Charter of River Glen Homeowners Association of record in Book 8069 Page 158 Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 7566 Page 571 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

This property is improved property known as 2714 Penn Meade Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of February, 2022.

Derrick G. Sandoval

Michelle D. Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of February, 2022, before me personally appeared Derrick G Sandoval and Michelle D Sandoval, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of February, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202203230033426

Tennessee Certification of Electronic Document

I, Courtney Jacks 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 02-18-22 (date of document).

Affiant Signature

02-18-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of March, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24