Karen Johnson Davidson County
Batch# 830942 DEEDWARR
03/30/2022 09:56:34 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220330-0036726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: ~~1-25~~ MCC 1-6-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CATHERINE CLEARWATERS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 104 Masonic Street, Ste 10, Dickson, TN 37055,
File number: 2022-03-7575B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Luis Angel Luna Melendez, unmarried man	Luis Angel Luna Melendez, unmarried man	119-02-0-258.00
(NAME)	(NAME)	
100 Glenrose Circle	100 Glenrose Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROSETTA L. SANCHEZ, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS ANGEL LUNA MELENDEZ, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 11 on the Plan of Rosewood Estates, Section 1, as of record in Book 4955, Page 29, and amended in Book 8593, page 992, Register's Office for said County.

BEING the same property conveyed to Rosetta L. Sanchez, married from Federal National Mortgage Association by Special Warranty Deed dated November 11, 2009 and of record on December 23, 2009, in Instrument No. 20091223-0116808, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

Subject to 2022 Davidson County property taxes which have been prorated and are the sole responsibility of the Grantor.

For Reference Only: The address of the property is 100 Glenrose Circle, Nashville, TN 37210

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Fidel Venancio Francisco joins in this Warranty Deed to convey all right, title and interest that he may have in the above described property as the spoue of Rosetta L. Sanchez.

Witness my hand this 28th day of March, 2022.

Rosetta L. Sanchez

Rosetta L. Sanchez

Fidel Venancio Francisco

Fidel Venancio Francisco

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Rosetta L. Sanchez and husband, Fidel Venancio Franscisco,** the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Commission Expires: 04-23-2023

Notary Public