Karen Johnson Davidson County
Batch# 833901 DEEDWARR
04/04/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220404-0038652

WARRANTY DEED

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0121

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raul Rivas and Janneth Rivas and Edgar Trujillo	NFM Final Docs Department	Map: 110030A00500CO
(NAME) 2616 Lakeside Meadows Dr.	(NAME) 1190 Winterson Rd, Suite 300	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Linthicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELISSA A. MARTINO AND SPOUSE, SHANNON E. MARTINO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAUL RIVAS AND WIFE, JANNETH RIVAS, AND EDGAR TRUJILLO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

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:

Being Lot No. 5 on the Plan of Final Plat, Phase 1, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melissa A. Martino and wife, Shannon E. Martino, by Quitclaim Deed from Melissa A. Martino (formerly known as Melissa A. Moore) and Shannon E. Martino (formerly known as Shannon E. Westfall), of record in Instrument No. 20170516-0048287, dated May 4, 2017, said Register's Office. See also Quitclaim Deed of record in Instrument No. 20140826-0077682 and Warranty Deed of record in Instrument No. 20140611-0050844, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20080331-0031829, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20070112-0005324, Register's Office for said County; (4) Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20140131-0008661, Register's Office for said County; (5) Declaration of Easement Agreement with Covenants and Restrictions of record in Instrument No. 20150421-0035680, Instrument No. 20150421-0035681, Instrument No. 20150421-0035682, and Instrument No. 20160427-0041171, Register's Office for said County; (6) Quitclaim Deeds to HOA for Open Space of record in Instrument No. 20161103-0116570, Instrument No. 20161103-0116571, Instrument No. 20161103-0116572, and Instrument No. 20161103-0116573, Register's Office for said County; (7) Articles of Incorporation of record in Instrument 20070320-0033988, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20080731-0078498 amended in Instrument 20110927-0074551, said Register's Office.

The signatures of Melissa A. Martino and Shannon E. Martino are signed by their duly appointed Attorney-in-Fact, Robin Fee, pursuant to the Power of Attorney of record in Instrument No. 20220404003865 1, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2616 Lakeside Meadows Dr., Mount Juliet, TN 37122
(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 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 our hands this 25th day of March, 2022.

Melissa A. Martino by Robin Fee, as Attorney in Fact
Melissa A. Martino
By: Robin Fee, as Attorney in Fact

Shannon E. Martino by Robin Fee, as Attorney in Fact
Shannon E. Martino
By: Robin Fee, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robin Fee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Melissa A. Martino and Shannon E. Martino, as his/her Attorney-in-Fact, as the free act and deed of the within named Melissa A. Martino and Shannon E. Martino.

Witness my hand and official seal this 25th day of March, 2022.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Pamela Autry do hereby make oath that I am a licensed attorney and/or 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 3/25/22.

Affiant
Date: 3/28/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 28th day of March, 2022

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024