THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13349-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2022 Notary Public MY COMMISSION EXPIRES: 9-2-2024 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 851538 DEEDWARR 05/06/2022 08:00:30 AM 3 pgs Fees: $18.00 Taxes: $1,683.50 20220506-0052295	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Cisneros	New Owner	
2213 Golden Oak Place		051-14-0A-004.00-CO
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, **Connie Sue Roeder, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Cisneros, a single man**

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Oakwood Estates of record in Plat at Instrument No. 20000505-0045404, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam DeBerry and wife, Margie DeBerry by Warranty deed from George Dunn d/b/a George Dunn Contractors of record in Instrument No. 20001117-0114188 Register's Office for Davidson County, Tennessee, dated November 16, 2000 and recorded on November 17, 2000.

Margie DeBerry having predeceased Adam DeBerry on or about August 07, 2003.

Being the same property conveyed to Henry Adam DeBerry, trustee of the Henry Adam DeBerry revocable living trust dated 25 day of March, 2005 by Warranty deed from Henry Adam DeBerry of record in Instrument No. 20050329-0033778 Register's Office for Davidson County, Tennessee, dated March 25, 2005 and recorded on March 29, 2005.

Being the same property conveyed to Deanna L. DeBerry by Quitclaim deed from The Henry Adam DeBerry Revocable Living Trust Agreement. as provided for upon the death of Henry Adam DeBerry, now deceased, Deanna L. DeBerry, as Successor Trustee of record in Instrument No. 20081203-0117458 Register's Office for Davidson County, Tennessee, dated December 03, 2008 and recorded on December 03, 2008.

Deanna L. DeBerry having deceased on or about August 05, 2021.

Being the same property conveyed to Connie Sue Roeder by Executor's Quitclaim deed from The Estate of Deanna Louise DeBerry, the Executor, on behalf of such Estate of record in Instrument No. 20211129-0157160 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on November 29, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2213 Golden Oak Place, Madison, TN 37115**

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 the 28 day of April, 2022.

Connie Sue Roeder

Connie Sue Roeder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Connie Sue Roeder**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of April, 2022.

Notary Public

My Commission expires: 10-2-23



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4/28/2022.

Affiant Signature

4/28/2022
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON