Karen Johnson Davidson County
Batch# 854282 DEEDWARR
05/12/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20220512-0054818

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $497,000.00

Affiant

Subscribed and sworn to before me, this 2ND day of MAY, 2022.

Notary Public
My commission expires:
2-28-26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Raymel Rodriguez Molerio	**Tower Community Bank**	**13316018100**
4904 Jonquil Dr	7271 Nolensville Rd.	
Nashville, TN 37211	Nolensville, TN 37135	

FOR AND IN 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 ACKNOWLEDGE, WE,

Yosvani Fernandez Morejon and Claribel Rodriguez Martinez, married

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

Raymel Rodriguez Molerio, Wilber Isaac Sanchez Parada

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. 28, on the plan of Welch Meadows, Section One, of record in Plat Book 3700, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yosvani Fernandez Morejon and wife, Claribel Rodriguez Martinez, by Quitclaim Deed from Yosvanie Fernansez Morejon, dated March 7, 2019, of record in Instrument No. 20190311-0021986, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Yosvani Fernandez Morejon, married, by Warranty Deed from Fred Page Peck, Jr., Leonard E. Riggan, Jr., Jennifer Riggan, and Kimberly Engman, Heirs of the Estate of Mary Alice Riggan, dated November 23, 2011, of record in Instrument No. 20111202-0094123, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4904 Jonquil Dr, Nashville, TN 37211.

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 in 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.

_____ Date: 05/02/22
Yosvani Fernandez Morejon

_____ Date: 05/02/22
Claribel Rodriguez Martinez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Yosvani Fernandez Morejon and Claribel Rodriguez Martinez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of MAY, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 2-28-26

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Renee Scott, 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 5-2-22.

Date

Affiant Signature

5-2-22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY