WARRANTY DEED

Karen Johnson Davidson County
Batch# 856066 DEEDWARR
05/16/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220516-0056030

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/9/25
(AFFIX SEAL)

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sergio Ernesto Monterroza Velasquez	New Owner	162 01 0D 003.00CO
(NAME)	(NAME)	
604 Maple Top Drive	604 Maple Top Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Kendal Austin Deep and Miranda D. McBride, husband and wife***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Sergio Ernesto Monterroza Velasquez and Lucila Angelina Morataya Chacon, husband and wife***, hereinafter called the GRANTEE(S), his/her/their 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. 3, on the Final Plat for Maple Valley Subdivision, Section Three, as shown on plat of record in Book 6900, Page 968, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kendal Austin Deep and Miranda D. McBride, husband and wife by Warranty Deed from Troy Rigney and wife, Kelly Rigney, dated 09/05/2019 and recorded 09/13/2019, of record in Instrument 201909130093067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Page 968, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7932, Page 285, and Corrected Restrictions recorded in Book 8043, Page 754, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement of recorded in Book 7361, Page 238, Register's Office for Davidson County, Tennessee; Deed of Conveyance Easement of recorded in Book 8614, Page 882, Book 8614, Page 886 and Book 8614, Page 964, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 604 Maple Top Drive, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2 day of May, 2022.

Kendal Austin Deep

Miranda D. McBride

State of SC
County of Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendal Austin Deep and Miranda D. McBride, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2 day of May, 2022.

Notary Public:
My Commission Expires: 12/2/2030

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 5/2/2022, (date of document).

Affiant Signature

5/6/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH day of May, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON