WARRANTY DEED

Karen Johnson Davidson County
Batch# 863014 DEEDWARR
05/26/2022 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220526-0061242

File No. DD-22-2435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 9/23/23

(AFFIX SEAL)

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Rodriguez	New Owner	
(NAME)	(NAME)	
1925 Treeview Drive		176-02-0-071.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I/we, **Maria Guadalupe Urdiera Duque, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria C. Rodriguez, a married woman,** HEREINAFTER CALLED THE GRANTEE, 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. 214 on the Plan of Peppertree Forest, Section 19 of record in Plat Book 7900, Page 783, 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 Maria Guadalupe Urdiera Duque, a married woman by Warranty deed from Alejandro Desierto, Jr., a married man of record in Instrument No. 20160906-0093133 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 06, 2016.

This is property more commonly known as 1925 Treeview Drive, Antioch, TN 37013.

Luis Alberto Galvan Hernandez, spouse of Grantor, hereby joins in this conveyance to convey all right, title, and interest, including marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of May, 2022.

Maria Guadalupe Urdiera Duque

Luis Alberto Galvan Hernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of May, 2022, before me personally appeared Maria Guadalupe Urdiera Duque and Luis Alberto Galvan Hernandez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/18/22 (date of document).

Frank Roberts

5/18/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th day of May, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

