Karen Johnson Davidson County
Batch# 880623 DEEDWARR
06/29/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,753.80
20220629-0075219

Jennifer Harris State Of Tennessee Notary Public County of Rutherford	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $474,000.00 Affiant Subscribed and sworn to before me, this the 27th day of June, 2022. Notary Public My Commission Expires: 9.21.2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Jose Luis Alcantar Mendiola and Heriberto Alcantar Mendiola	NEW OWNER	174-11-0A-513.00 CO
140 Hearthside Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jose Manuel Romero-Laguna, married man

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

Jose Luis Alcantar Mendiola and Heriberto Alcantar Mendiola, both unmarried

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. 84 on the plan of the ***First Amendment***, Cane Ridge Farms Subdivision, Phase Three, Section One, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Jose Manuel Romero-Laguna, married man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 10/13/2017 and recorded 10/23/2017 in Instrument No. 20171023-0108159, in the Register's Office of Davidson County, Tennessee.

Maria Guadalupe Garcia Montijo, hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title, and interest in the above described property by virtue of his marriage to Jose Manuel Romero-Laguna.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 140 Hearthside Way, Antioch, TN 37013.

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 Grantors do covenant with said Grantees that Grantors 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.

Witness my/our hand(s) this 27th day of June, 2022.

Jose Manuel Romero Laguna
Jose Manuel Romero-Laguna

María Guadalupe García Montijo
Maria Guadalupe Garcia Montijo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jose Manuel Romero-Laguna and Maria Guadalupe Garcia Montijo and with whom I am personally acquainted with (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 and official seal at Murfreesboro, Tennessee, this 27th of June, 2022.

Notary Public

My Commission Expires: 10-26-24

(SEAL)

GREGORY SCOTT PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2024

True Copy Certification

I, Jennifer Harris, 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 _____ (date of document).

Affiant Signature

_____

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this ___ day of _____, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

