Karen Johnson Davidson County
Batch# 882564 DEEDWARR
06/30/2022 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220630-0076157

WARRANTY DEED

Karen Johnson Davidson County
Batch# 882564 DEEDWARR
06/30/2022 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220630-0076157

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 11 3 25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SHERYL A. CALLISON
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gloria Berenice Uribe Bonilla	Deed Owner	16413011400
(NAME)	(NAME)	
3804 Asheford Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Simion A. Alexandru and Evelin L. Alexandru, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gloria Berenice Uribe Bonilla,** 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. 18, on the Plan of Treehaven, Section One, as of record in Plan Book 9700, Page 579, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Simion A. Alexandru and George Alexandru by deed dated October 17, 2001 from Ty A. Trusler of record in Instrument No. 20020109-0003606, Register's Office for Davidson County, Tennessee. Thereafter said property was conveyed to Simion A. Alexandru by deed dated March 19, 2013 of record in Instrument No. 20130501-0043463, said Register's Office. The said Simion A. Alexandru conveyed said property to Simion A. Alexandru and Evelin L. Alexandru, husband and wife by deed dated September 25, 2017 and recorded in Instrument No. 20170926-0098513, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3804 Asheford Trace, 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 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 hands this 27th day of May, 2022.

Simion A. Alexandru

Evelin L. Alexandru

State of Tennessee
County of Davidson

On this 27th day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Simion A. Alexandru and Evelin L. Alexandru, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 27th day of May, 2022.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022



File No.: 22-Bonilla

Certificate of Authenticity

I, Holly A Mason, 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 5/27/22.

Affiant Signature

5/27/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY