Karen Johnson Davidson County
Batch# 891558 DEEDWARR
07/20/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20220720-0083134

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402. Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rigoberto Ruiz	SEND TAX BILLS TO: Rigoberto Ruiz	MAP-PARCEL NUMBERS
(NAME) 802 EDWARDS DRIVE	(NAME) 802 EDWARDS DRIVE	133150A08000CO
(ADDRESS) FRANKLIN, TN 37064	(ADDRESS) FRANKLIN, TN 37064	
(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, **Camilo Alonso Padilla and wife, Maria Cristina Moreno** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rigoberto Ruiz and Maricela Garcia Perez,** 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 Unit No. N-2 of Pagoda Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated, and as established by Master Deed of Pagoda Condominium of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set for in said Master Deed. Reference is hereby made to the plat of pagoda condominium set forth in exhibit a-2 of said master deed for a more complete identification and description of said unit.

Being the same property conveyed to Camilo Alonso Padilla and Maria Cristina Moreno, by virtue of that certain Quit Claim Deed dated March 11, 2014, and being of record at Instrument No. 20140326-0024765, re-recorded at Instrument No. 20140327-0025339 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Rodolfo Quevedo Alpide by virtue of Successor Trustee's Deed dated August 23, 2013 at Instrument No. 20130826-0089632 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 320 Welch Rd. #N2 Nashville, TN 37211
(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 hand this 19th day of July, 2022.

Camilo Alonso Padilla

Maria Cristina Moreno

STATE OF New York
COUNTY OF Queens

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Camilo Alonso Padilla and Maria Cristina Moreno**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2022.

Notary Public
My Commission Expires: 8.3.22

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2022

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 the 19 day of July, 2022.

Holly A Mason
Affiant Signature

7/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

Cari Allen
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