Karen Johnson Davidson County
Batch# 891845 DEEDWARR
07/21/2022 10:47:24 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20220721-0083513

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2022.

Notary Public

My commission expires: 09/21/2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
1535 W.Northfield Blvd., Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Benjamin Griego and Miranda Griego, and Kathryn Arendt	New Owner	163-16-0C-110.00-CO
1833 Isabelle Ln		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Leonel E. Oliva Mota and Liliana Marlene Letona Colindres, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Benjamin Griego and Miranda Griego, husband and wife and Kathryn Arendt, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 110 as shown on the map entitled Final Plat of Matlock, of record in Instrument No. 20070430-0051281, revised at Instrument No. 20180328-0028761, and as established by the Master Deed of Matlock Townhomes recorded in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20100503-0033517, Instrument No. 20101216-0099939, Instrument No. 20111228-0101458, Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Rajendra B. Bhakta, a married man by Warranty Deed from Ashley Suzanne Shelley and husband, Stanley Michael Shelley of record in Instrument No. 20150428-0038041, Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on April 28, 2015.

Being the same property conveyed to Leonel E. Oliva Mota and Liliana Marlene Letona Colindress, husband and wife by Warranty Deed from Rajendra B. Bhakta, a married man of record in Instrument No. 20200728-0082495 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 28, 2020, and Scrivener's Affidavit recorded on September 22, 2020 in Instrument No. 20200922-0108761.

This is improved property known as **1833 Isabelle Ln, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of July, 2022.

Leonel E. Oliva Mota.
Leonel E. Oliva Mota

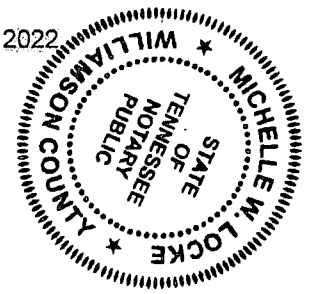
Liliana Marlene Letona Colindres.
Liliana Marlene Letona Colindres

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leonel E. Oliva Mota and Liliana Marlene Letona Colindres, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of July, 2022.

Michelle W. Locke
Notary Public
My Commission Expires: 9/14/25



LTC File No. 22-001121-527