Karen Johnson Davidson County
Batch# 896562 DEEDWARR
08/01/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220801-0087143

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $520,000.00.

Affiant

Subscribed and sworn before me this the 25th day of July, 2022.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Arturo Antonio Badillo Vazquez	U.S. Bank, N.A.	087-01-0B 016.00
304 Rachels Meadow Ct	4801 Frederica St	
Hermitage, TN 37076	Owensboro, KY 42301	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT A. SURGUINE AND RUTH SURGUINE, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ARTURO ANTONIO BADILLO VAZQUEZ AND DEBORAH YESENIA CARDERO,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Revised Plat for Monticello as shown on the plat of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Surguine and Ruth Surguine, husband and wife, by deed dated 11/09/2017, from Elizabeth Malloy and Kevin Malloy, wife and husband, of record in Instrument No. 20171114-0116823, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 304 Rachels Meadow Ct, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SAS RS

Witness my hand this the 25th day of July, 2022.

Scott A. Surguine

Ruth Surguine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Scott A. Surguine and Ruth Surguine**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of **July**, 2022.

My commission expires:

9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-25-22.

Affiant Signature

8-1-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 1 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY