WARRANTY DEED

Karen Johnson Davidson County
Batch# 915864 DEEDWARR
09/13/2022 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220913-0102086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/23/25
(AFFIX SEAL)

FRANK W. ROBERTS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-071373

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yosef Abraham and Zewdnesh Kebede	New Owner	
(NAME)	(NAME)	
1605 Comanche Run		053-14-0A-029-00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MA GUADALUPE VARGAS ROSAS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOSEF ABRAHAM AND ZEWDNESH KEBEDE, MARRIED COUPLE,** 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. 29 on the Plan of The Woods of Neeley's Bend, Phase 1, First Revision, a Planned Unit Development, of record in Plat Book 9700, Page 997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Ma Guadalupe Vargas Rosas by Warranty Deed from Keith Jordan and wife, Latrecia Jordan, dated 09/16/2016 and recorded 09/20/2016, of record in Instrument 20160920-0098967, Register's Office for Davidson County, Tennessee.

Angel Flores Pereyda, spouse of Ma Guadalupe Vargas Rosas joins in this conveyance to convey any marital interest he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1605 Comanche Run, Madison, TN 37115
(House No.) (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 hand(s) this the 26th day of August, 2022

Ma Guadalupe Vargas Rosas
Ma Guadalupe Vargas Rosas

Angel Flores Pereyda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ma Guadalupe Vargas Rosas and Angel Flores Pereyda, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2022.

Notary Public

My Commission Expires: 1/31/26

(SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/26/22 (date of document).

Frank Roberts

9/13/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 13th day of September, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

