Karen Johnson Davidson County
Batch# 916799 DEEDWARR
09/14/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220914-0102626

WARRANTY DEED

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 01/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Salomon Ramirez Martinez	First Security Mortgage	163-02-0-B-097.00 CO
(NAME)	(NAME)	
701 Frodo Lane	202 Robert Rose Dr. Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, we, **Victor M. Colon, Jr. and Elizabeth Ayala-Colon, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **Salomon Ramirez Martinez,** Married Man, HEREINAFTER CALLED THE GRANTEE, HIS 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. 47 on the Final Plat of "Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D.", of record in Instrument No. 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Victor Colon, Jr. and Elizabeth Colon, husband and wife, by Warranty Deed from Berkley Hall, LLC, a Tennessee limited liability company, dated February 26, 2015, of record in Instrument No. 20150306-0019626, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Victor M. Colon Jr. by Quitclaim Deed from Elizabeth Maria Goodloe also known as Elizabeth Maria Colon, dated January 11, 2022, of record in Instrument No. 20220112-0004117, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 701 Frodo Lane, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 6900, pages 561 and 562 and Instrument No. 20070621-0074238; Restrictions of record in Instrument No. 20061031-0135165, Instrument No. 20070509-0055919 and Instrument No. 20140520-0043176; Stormwater Detention Agreement of record in Instrument No. 20040303-0023979; Easement for anchor of record in Book 10319, page 987; Easement for right of way of record in Book 1784, page 300; Book 2105, page 428; Book 2905, page 439 and Book 7597, page 679; Easement to American Telephone and Telegraph Company of record in Book 1207, apge 530; Agreement for dedication of easement for sanitary sewer and/or storm drainage of record in Book 7031, page 51; Book 7453, page 445 and Book 7453, page 460; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090721-0068096; Conveyance of common area to Homeowners Association of record in Instrument No. 20090623-0058289; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 19th day of August, 2022.

Victor M. Colon, Jr.

Elizabeth Ayala-Colon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Victor M. Colon, Jr. and Elizabeth Ayala-Colon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of August, 2022.

KRISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

Notary Public
My Commission Expires: _____

File No.: 36711

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 August 19, 2022.

Affiant Signature

Date: August 19, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this August 19, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

