Karen Johnson Davidson County
Batch# 919083 DEEDWARR
09/20/2022 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220920-0104586

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

Subscribed and sworn to before me this 15th day of September, 2022.

Notary Public
My commission expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Omar Edilton Hernandez Diaz	NEW OWNER	150-14-0D-026-00
4921 SECRETARIAT DR	4921 SECRETARIAT DR	
ANTIOCH, TN 37013	ANTIOCH TN 37013	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Fredrick Roberts, a single man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Omar Edilton Hernandez Diaz and Blanca Lidia Guardado de Hernandez, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 110 on Phase One, Keeneland Downs, RS 10 Cluster Lot Subdivision as of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fredrick Roberts by deed from Avenue Bank of record in Instrument No. 20101102-0087694, Register's Office for Davidson County, Tennessee, and dated October 29, 2010.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Keeneland Downs of record in Instrument No. 20070612-0070162 Register's Office for Davidson County, Tennessee.

3. Charter of Keeneland Downs Homeowners Association of record in Instrument No. 20100329-0023419 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20050428-0047256 and Supplemented in Instrument No. 20180921-0093579 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 4921 Secretariat Drive, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of September, 2022.

Fredrick Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of September, 2022, before me personally appeared Fredrick Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 September 15, 2022.

Affiant Signature

9/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of September, 2022.

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