WARRANTY DEED

Karen Johnson Davidson County
Batch# 934134 DEEDWARR
10/27/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20221027-0116405

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. JN-22-3055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 4/20/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Apolonio Vargas Iboy	Same	
(NAME)	(NAME)	
1021 New Providence Pass	as	043-15-0-300.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	owner	
(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, I/we, **Marian Andreescu, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Apolonio Vargas Iboy, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That 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. 1 on the Plan of the Subdivision of a Portion of the Edward W. Meek Property, of record in Instrument No. 20190417-0035421, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Edward W. Meek by Warranty Deed from Thomas J. Brown of record in Instrument No. 20170621-0062665 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 21, 2017.

Being the same property conveyed to Amanda Leung, Trustee of the 1021 New Providence Trust U/A/D December 04, 2020 by Warranty Deed from Edward W. Meek, married of record in Instrument No. 20201228-0153711 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 28, 2020.

Being the same property conveyed to Dan Florin Andreescu and Stephanie Sara Andreescu, husband and wife and Marian Andreescu, an unmarried man by Warranty deed from 1021 New Providence Trust U/A/D December 04, 2020 of record in Instrument No. 20210316-0034917 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 16, 2021.

Being the same property conveyed to Marian Andreescu, an unmarried person by Quit Claim deed from Dan Florin Andreescu and Stephanie Sara Andreescu, husband and wife of record in Instrument No. 20210413-0048760 Register's

Office for Davidson County, Tennessee, dated April 08, 2021 and recorded on April 13, 2021.

This is property more commonly known as 1021 New Providence Pass, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 26th day of October, 2022.

Marian Andreescu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2022, before me personally appeared Marian Andreescu, 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 26th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

Certificate of Authenticity

I, Jameika Jones, 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 10/26/2022.

Date

Jameika Jones
Affiant Signature

10/27/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27th day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)