Name and Address of New Owner:
Raul Onate and Jacqueline Onate and Oswaldo Medina and Ivan Gonzalez
5030 Steeplechase Rd.
Christiana, TN 37037

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22101742

Map and Parcel: 163 00 0 274.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raul Onate and Jose Onate and Roman Fonseca**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raul Onate, as to a 40% interest, Jacqueline Onate, as to a 20% interest, Oswaldo O Moreno, as to a 10% interest and Ivan Gonzales, as to a 10% interest**, 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:

Lot 3, Resubdivision of Lot #1 and Reserved Parcel "B", Section 7, Cloverleaf Estates, recorded in Book 7900, page 547 and revising Book 5200, page 528, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of the property.

Being the same property conveyed to Raul Onate, as to a 40% interest, Jose Onate, as to a 40% interest and Roman Fonseca, as to a 20% interest, as Tenants in Common by Special Warranty Deed filed for record on December 15, 2000 in Instrument Number 20001218-0123652, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 7900, page 547 and revising Book 5200, page 528; Deed of Conveyance for water main of record in Book 5719, page 916; all matters including but not limited to restrictions as set forth in Book 8994, page 874 and Book 8994, page 863; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7316, page 62; Restrictions regarding access to I-24 on parent tract as set forth in Book 2857, page 53; all matters including but not limited to an encroachment of fence line on parent tract as set forth in Book 5520, page 140; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 5332 Cane Ridge Road, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 939818 DEEDWARR
11/10/2022 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20221110-0120385

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 assigns, 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 our hand this 7th day of November, 2022.

Raul Onate

Jose Onate

Roman Fonseca

State of Tennessee

County of Rutherford

Personally appeared before me, Raul Onate, Jose Onate, and Roman Fonseca, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand and seal this 7th of November, 2022.

Notary Public
My Commission Expires: 2/20/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,500,000.00.

Affiant Signature

Subscribed and sworn to before me, this 7th day of November, 2022.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/20/2023

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 11/7/22 (date of document).

Affiant Signature

11/9/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of November, 2022.

Notary Signature

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-15-2026