WARRANTY DEED

Karen Johnson Davidson County
Batch# 948627 DEEDWARR
12/06/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221206-0127324

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ion M. Zabaleta and Vanessa J. Iroz	New Owner	Parcel ID: 075 12 0 019.00 and
(NAME) 665 Netherlands Dr a/k/a 601 Belgium Drive	(NAME)	
(ADDRESS) Hermitage , TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Renee D. Burwell, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ion M. Zabaleta and Vanessa J. Iroz, husband and wife, as joint tenants with right of survivorship**, 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. 226 on the Plan of Highlands of Tulip Grove, Section 3 as shown on plat of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Renee D. Burwell, an Unmarried Woman from Beverly Ann (Hundzienski) Sray n/k/a Beverly Sray Bowdoin by Warranty Deed dated August 26, 2010 and recorded on August 31, 2010 in Instrument No. 20100831-0069210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 665 Netherlands Dr a/k/a 601 Belgium Drive, Hermitage , TN 37076

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 our hands this 1 day of December, 2022

Renee D. Burwell

STATE OF Florida

COUNTY OF Miami Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Renee D. Burwell, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~2nd~~ 1st day of December, 2022.

By Means of Physical Presence

Type of Identification: Tennessee Drivers License

Notary Public Keisha Hankerson

My Commission Expires: 5/6/2024

(SEAL)

KEISHA HANKERSON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #GG985291
My Commission Expires 05/06/2024

KEISHA HANKERSON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #GG985291
My Commission Expires 05/06/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 12/1/22.

Affiant Signature

12/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON