This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 950723 DEEDWARR
12/12/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221212-0129061

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $340,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of NOV, 2022

Anna Bates
Notary Public

My Commission expires 7 / 7 / 2025

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Israel Espiritu Sanchez & Cinia Yadira Serrano Murillo
3412 Harvest Court,
Antioch, TN 37013
SEND TAX BILLS TO:
Israel Espiritu Sanchez & Cinia Yadira Serrano Murillo
3412 Harvest Court,
Antioch, TN 37013
MAP AND PARCEL NUMBER: Tax ID #: 15003001800

WARRANTY DEED

22NT01538

Effective the 17 Day of NOV, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ruthann Ring

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Israel Espiritu Sanchez & Cinia Yadira Serrano Murillo, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Country Subdivision, Section I, of record in Book 4955, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property as conveyed to Ruthann Ring by Warranty Deed from Jerry W. Boardwine and wife, Gail B. Boardwine dated 09/03/2015 recorded 09/08/2015 in Book NA, Page NA, as Document Number 20150908-0091099, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 3412 Harvest Ct, Antioch, TN 37013-1005

This Conveyance is made subject to restrictions of record in book 5111 pg 60, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of November 2022

Ruthann Ring

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Ruthann Ring**, the within named bargainer 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 at office, this the 17 day of November 2022

Notary Public

My commission expires: 3-3-2025

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Charles L. Hudson Jr

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Charles L. Hudson Jr**, the within named bargainer 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 at office, this the 17 day of November 2022.

Notary Public

My commission expires: 3-3-2025

Charles L. Hudson Jr joins in this deed for purposes of conveying martial interest

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 11/17/22 (date of document).

Affiant Signature

12/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of December, 2022.

(SEAL)

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Anna Bates
Notary's Signature
My Commission Expires: