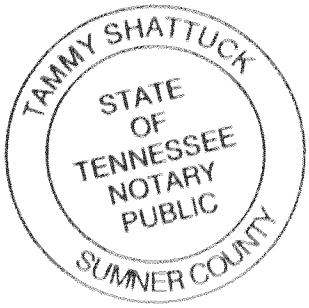
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-19853-SL

Karen Johnson Davidson County
Batch# 953294 DEEDWARR
12/19/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221219-0131176



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2022.

Notary Public
My Commission Expires: 5/20/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yunier Napoles Socarras and Gaston Zabala 110 Riner Drive Old Hickory, TN 37138	CMG Mortgage dba CMG Home Loans 3160 Crow Canyon Rd. San Ramon, CA 94583	053-16-0-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fredy Torres, and Gerbert D. Quijada Alvarado, Tenants in Common**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yunier Napoles Socarras, and Gaston Zabala, a married couple**, hereinafter called the Grantee(s), his/her/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. 7 on the plan of Dupontonia Park as of record in Book 2900, Page 47, Register's Office for Davidson County, Tennessee

Said Lot No. 7 fronts 158.25 feet on the northerly side of Riner Drive and extends back 183.3 feet on the westerly line and 185.5 feet on the easterly line to a dead line in the rear measuring 167.9 feet thereon.

Being the same property conveyed to Fredy Torres and Gerbert D. Quijada Alvarado, tenants in common by Warranty Deed from Amy Pierce and Lance Dotson, both heirs of the Estate of Mary Martha Hedgepath of record as Instrument No. 20180514-0045894 in the Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 14, 2018.

This is ☒ improved or ☐ unimproved property located at: **110 Riner Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2022.

GRANTOR:

Fredy Torres

Gerbert D. Quijada Alvarado

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fredy Torres and Gerbert D. Quijada Alvarado, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2022.

Notary Public
My Commission expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRUE COPY CERTIFICATION

I, Tammy Shattuck, 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 December 19, 2022.

Tammy Shattuck

Tammy Shattuck

12/19/22

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 19th day of December, 2022.

Notary Public
My Commission Expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON