WARRANTY DEED

Karen Johnson Davidson County
Batch# 956394 DEEDWARR
12/29/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.03
20221229-0133715

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guilherme Passos	Guilherme Passos	097-02-0A-335-00
(NAME)	(NAME)	
2012 Hickory Brook Drive	2012 Hickory Brook Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Francisco J. Cardenas and Martha E. Cardenas, husband and wife,*** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Guilherme Passos and Casey Flannery, husband and wife,*** hereinafter called the GRANTEE(S), his/her/their 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. 335 on the Plan of Villages of Riverwood, Section One, Phase 4B of record in Plat at Instrument No. 20130628-0067075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Francisco J. Cardenas and Martha E. Cardenas, husband and wife by Warranty Deed from Michael R. Wambles and wife, Kathy C. Wambles, dated 11/01/2016, of record in Instrument 20161108-0118149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022 have been paid as of the day of closing, prorated and assumed by the Grantee herein, any subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 20130628-0067075, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 20080408-0035557, Instrument 20110427-0032201, Instrument 20140416-0031645, Instrument 201404160031646, Instrument 20140424-0034613, Instrument 20140424-0034614, Instrument 20140424-0034615, Instrument 20140424-0034616, Instrument 20140424-0034617, Instrument 20140424-0034618; Easement Agreement, including terms and conditions thereof as recorded in Book 4049, Page 395, Book 4586, Page 242, Book 7621, Page 276, Book 4764, Page 324, Instrument 20081209-0118828, Instrument 20090109-0002452, Instrument 20100108-0001965, Instrument 20051219-0152202, Instrument 20100108-0001966, Instrument 20100108-0001968, Instrument 20100301-0015327, Instrument 20070713-0083651, Instrument 20051219-0152201, in the Register's Office for 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.

unimproved ☐

This is improved ☒ 2012 Hickory Brook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of December, 2022.

Francisco J. Cardenas

Martha E. Cardenas

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francisco J. Cardenas and Martha E. Cardenas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of December, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY THUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202212290133715

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 29 2022.

Tracey Trumphour
Affiant
Date: 12-29-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of December, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY