Karen Johnson Davidson County
Batch# 958935 DEEDWARR
01/09/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20230109-0001459

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

State of Tennessee }
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $342,500.00

Affiant Signature

Subscribed and sworn to before me on this the 4 Day of January 2023

Notary Public

My Commission expires ____/____/____

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Alvaro Ali Guerra and Jessica Bonilla Carmona
1012 Dove Creek Ct
Antioch, TN 37013

SEND TAX BILLS TO:
Alvaro Ali Guerra and Jessica Bonilla Carmona
1012 Dove Creek Ct
Antioch, TN 37013

MAP AND PARCEL NUMBER: 15007051800

WARRANTY DEED
22NT01675

Effective the 4 Day of January 2023 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,

Brian Mock, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alvaro Ali Guerra, an unmarried man, and Jessica Bonilla Carmona, an unmarried woman, as tenants-in-common with rights of survivorship**

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. 402 on the Plan of Phase I, Somerset of record in Book 6900, Pages 690 and 691, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed to Brian Mock, unmarried by Warranty Deed from Steven P. Ehrhardt, unmarried and Lori P. Ehrhardt, married dated 12/04/2015 recorded 12/30/2015 in Book NA, Page NA, as Document Number 20151230-0131050, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 1012 Dove Creek Ct, Antioch, TN 37013-4950

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 4th day of January, 2023

x Brian Mock

Brian Mock

State of Pennsylvania
County of Lancaster)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brian Mock,** 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, at office, this 4th day of January, 2023.

Carol L. Mecier
Notary Public

My Commission expires: 08 / 05 / 2024.

Commonwealth of Pennsylvania - Notary Seal
Carol L. Mecier, Notary Public
York County
My commission expires August 5, 2024
Commission number 1109534
Member, Pennsylvania Association of Notaries

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Deborah Devine, 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 1-4-23.

Date

Affiant Signature

1-6-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of January, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)