Karen Johnson Davidson County
Batch# 965771 DEEDWARR
01/30/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20230130-0006832

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $322,500.00

Josepluis Gonzalez
Affiant

Subscribed and sworn to before me, this 27 day of January, 2023.

Notary Public
My commission expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Norma Cortez Martinez **Diego Ruben Gallego Ceto**	**New Owners**	**05202017800**
700 Blackstone Ave	**700 Blackstone Ave**	
Madison, TN 37115	**Madison, TN 37115**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Manuel Enamorado and wife, Yenifer Esmeralda Salguero De Enamorado

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Norma Cortez Martinez, an unmarried woman and Diego Ruben Gallego Ceto, an unmarried man

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. 39, Block A, Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Manuel Anamorado, by Quitclaim Deed from Blanca E Menjivar, dated May 14, 2014, of record in Instrument No. 20140515-0041628, in the Register's Office for Davidson County, Tennessee.

Yenifer Esmeralda Salguero De Enamorado enters into the execution of this instrument to convey any and all marital interest in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 700 Blackstone Ave, Madison, TN 37115.

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 in 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.

_____ Date: 1-27-23
Manuel Enamorado

_____ Date: 1-27-23
Yenifer Esmeralda Salguero De Enamorado

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Manuel Enamorado and Yenifer Esmeralda Salguero De Enamorado, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Holly A. Mason, 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 January 27, 2023.

Affiant Signature

1/27/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026