Karen Johnson Davidson County
Batch# 978756 DEEDWARR
03/09/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230309-0017064

WARRANTY DEED

GRACE ANGLIANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

JM-BMR-23-4721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11.17.24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosendo Martinez Guerrero and Rosa Aguilar Namitle	**NEW OWNER**	
(NAME)	(NAME)	**148-15-0-107.00**
4721 Arapaho Bend		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **COREY LAVINDER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSENDO MARTINEZ GUERRERO AND ROSA AGUILAR NAMITLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plat of Apache Hills, Section 5, Part Two, as of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 88.95 feet on the Southwesterly margin of Arapaho Bend and extends back 101.18 feet on the Southerly line and 103.00 feet on the Northerly line to a line on the rear on which it measures 67.05 feet.

Being the same property conveyed to Corey Lavinder by Warranty Deed from Andrew E. Jackson and Maggie Jami Jackson, husband and wife of record in Instrument No. 20220303-0024361 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on March 03, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5040, Page 357, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4721 Arapaho Bend, Antioch, Tennessee 37013**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2023.

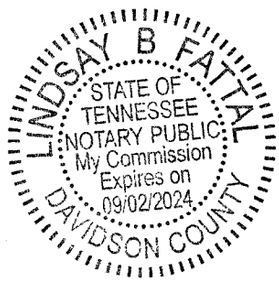
Corey Lavinder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COREY LAVINDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/3/23 (date of document).

Jennifer Russell
Affiant Signature

3/9/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

