Karen Johnson Davidson County
Batch# 982930 DEEDWARR
03/21/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230321-0020466

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 Sumner

The actual consideration or value, whichever is greater for this transfer is: $345,000

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of March, 2023.

Notary Public

My Commission expires 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ruben Soto Flores & Delia Magaly Castro Santiago
196 Nix Drive
Madison, TN 37115

SEND TAX BILLS TO:
Ruben Soto Flores & Delia Magaly Castro Santiago
Same as above

MAP AND PARCEL NUMBER: Tax ID #: 04310011700

WARRANTY DEED
23NT00180

Effective the 15th Day of March, 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,
Zo Biak Liana and Lal Din Thari, husband and wife
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Ruben Soto Flores & Delia Magaly Castro Santiago, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Lot 9, Mardalee Subdivision, as shown on plat of record in Instrument No. 20020328-0038222, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed to Zo Biak Liana and Lal Din Thari by Warranty Deed from Dale Family Properties, LLC dated 03/02/2021 recorded 03/05/2021 in Book NA, Page NA, as Document Number 20210305-0029443, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 196 Nix Dr, Madison, TN 37115-2908

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 15 day of March, 2023

Zo Biak Liana

Zo Biak Liana

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Zo Biak Liana,** 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 and official seal at office, this the 15 day of March 2023.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lal Din Thari

Lal Din Thari

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lal Din Thari,** 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 and official seal at office, this the 15 day of March, 2023

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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 3/15/23.

Date

Affiant Signature

3/15/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of March, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

