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

Karen Johnson Davidson County
Batch# 990327 DEEDWARR
04/10/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20230410-0026102

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $337,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28 day Mar. 2023.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Felipe Perdomo Ayala and Aida Jeaneth Diaz
3348 Milbridge Dr
Antioch, TN 37013

SEND TAX BILLS TO:
Felipe Perdomo Ayala and Aida Jeaneth Diaz
3348 Milbridge Dr
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 137130A04300CO

WARRANTY DEED
23NT00235

Effective the 28th Day of Mar 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,

Sandra K. Rowe, an unmarried person, and Brad A. Rowe, an unmarried person

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Felipe Cruz Perdomo Ayala, unmarried and Aida Jeaneth Diaz, unmarried, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 43 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Be the same more or less, but subject to all legal highways.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

Being the same property conveyed to Sandra K. Rowe, an unmarried person, and Brad A. Rowe, an unmarried person by Quit Claim Deed from Sandra K. Rowe, also known as Sandy Rowe, an unmarried person, and Brad Rowe, also known as Brad A. Rowe, an unmarried person as recorded 07/07/2021 in Book NA at Page NA as Document 20210707-0091469.

Commonly Known As: 3348 Milbridge Dr Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

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 28 day of March, 2023.

Sandra K. Rowe

Sandra K. Rowe

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra K. Rowe**, the within named bargainers, 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 28 day of March, 2023.

Notary Public
My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brad A. Rowe

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Brad A. Rowe**, the within named bargainers, 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 28 day of March, 2023.

Notary Public
My Commission expires:
9/2/24 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3/28/23 (date of document).

Affiant Signature

4/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of April, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025