Karen Johnson Davidson County
Batch# 991790 DEEDWARR
04/13/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20230413-0027207

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,900.00.

Affiant

JOSEPHINA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 7th day of April, 2023.

Notary Public
My Commission Expires: Sept. 7, 2026

File No.: 2023-641

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julio C. Madrazo Balcazar	New Owner	
1409 Rugesa Ct Antioch, TN 37013	1409 Rugesa Ct. Antioch, TN 37013	150-12-0A-067-00

WARRANTY DEED

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 acknowledged, we

Kristopher G. Lawson, and Frederick L. Lawson, heirs at law of Carolyn H. Lawson

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

Julio C. Madrazo Balcazar, a married man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

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. 675 on the Plan of Somerset, Phase III, a Planned Unit Development of record in Plat Book 6900, Page 858, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carolyn H. Lawson, unmarried (now deceased) by Deed dated August 20, 2007 from Lee Hope, married, and wife, April Hope, recorded August 21, 2007, in Instrument Number 20070821-0100014, in the Official Records of Davidson County, Tennessee. The said Carolyn H. Lawson has since died on August 22, 2022 intestate, leaving Kristopher G. Lawson and Frederick G. Lawson as her only heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 202304130027205 and 202304130027206, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is _xx___ improved _____unimproved property and the address of the herein described property is believed to be 1409 Rugosa Court, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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 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.

Witness my/our hands this 7 day of April, 2023.

Kristopher G. Lawson

Frederick L. Lawson

STATE OF DC
COUNTY OF DC

On this 7th day of April, 2023, before me personally appeared Kristopher G. Lawson and Frederick L. Lawson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of April, 2023.

Notary Signature
My commission expires: 5/14/24

Fletcher James IV NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. - May 14, 2024

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 April 7, 2023.

Affiant Signature

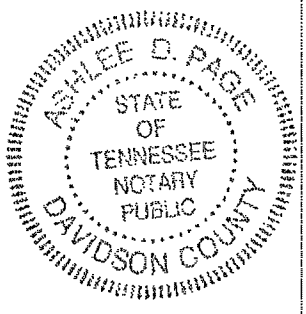
4/12/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of April, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/07/2026