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# 993159 DEEDWARR
04/18/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230418-0028463

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $375,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27 day Feb 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:
Jose Alvarado Banegas
661 Piccadilly Row
Antioch, TN 37013

SEND TAX BILLS TO:
Jose Alvarado Banegas
661 Piccadilly Row
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 149020B01300CO

WARRANTY DEED
23NT00148

Effective the 27 Day of Feb 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,

Elizabeth Cruz

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

Jose Alvarado Banegas, unmarried man

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

Land in Davidson County, Tennessee, being Lot No. 50, Phase II, Picadilly Square of record in Plat Book 6250, pages 92, 93 and 94, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property as conveyed to Elizabeth Cruz by Warranty Deed from Emmanuel Nnodu dated 10/10/2014 recorded 10/21/2014 in Book NA, Page NA, as Document Number 20141021-0096860, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 661 Piccadilly Row, Antioch, TN 37013-1727

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 27 day of Feb, 2023.

Elizabeth Cruz

State of Texas
County of Cameron

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Elizabeth Cruz**, 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 27 day of February, 2023.

Notary Public
My Commission expires: 3-16-2023

LUIS ABAD GERMAIN
Notary Public, State of Texas
Comm. Expires 03-16-2023
Notary ID 130155320

Tennessee Certification of Electronic Document

I, Britney Garner 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 2/27/23 (date of document).

Affiant Signature

4/14/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of February, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

