Name and Address of New Owner:
Leo Cerrato and Brenda Najera
544 Michele Dr.
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 994169 DEEDWARR
04/19/2023 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,248.75
20230419-0028906

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 162-11-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Freedom Realty Partners, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leo Cerrato, and Brenda Najera, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Whittemore Valley, Section Three, of record in Plat Book 6250, Page 550, Register's Office for said County.

Said Lot No. 78 fronts 82.50 feet on the Northwesterly margin of Michele Drive and extends back 143.69 feet on the Northeasterly line and 102.00 feet on Southwesterly line to as dead line in the rear, measuring 92.44 feet thereon.

Being the same property conveyed to Freedom Realty Partners, LLC. by Warranty Deed from Rachel D. Freeman, a single person, of record in Instrument No. 20221230-0133838, Register's Office for Davidson County, Tennessee, dated December 29, 2022 and recorded on December 30, 2022.

Being improved property also known as 544 Michele Dr., Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of April, 2023.

Freedom Realty Partners, LLC, a Tennessee limited liability company

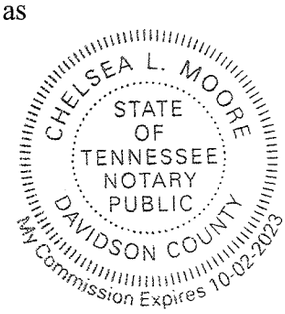
By: _____
Daniel Martin, Authorized Signor

State of Tennessee
County of Williamson

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared Daniel Martin, Authorized Signor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signor of Freedom Realty Partners, LLC, a Tennessee limited liability company, the within named bargainor, a , and that as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the as Authorized Signor.

Witness my hand, at office, this 17th day of April, 2023.

_____
Notary's Signature
My commission expires:_____



AFFIDAVIT OF VALUE

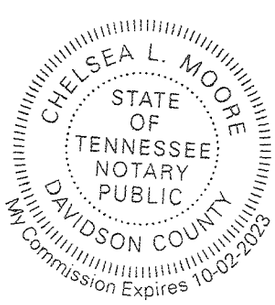
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $337,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
17th day of April, 2023.

_____
Notary Public
My commission expires:_____
File No. GNT-23-2670



Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/2023.

Affiant Signature

April 19, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 19, 2023

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON