Karen Johnson Davidson County
Batch# 997741 DEEDWARR
04/28/2023 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230428-0031651

Warranty Deed



STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ FRANKLIN

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2023.

Notary Public

My commission expires: December 12, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carlos Cervantes-Tovar	Open Mortgage, LLC	134-13-0-015.00
400 North Locust Street	14101 W HWY 290	
Mount Pleasant, TN 38474	Austin, TX 78737	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD RYAN SANDERS AND HOLLIE CHRISTINE PETAPIECE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS CERVANTES-TOVAR, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 73 on the Plan of Kenilworth Estates, Section Two, of record in Plat Book 2900, Page 126, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 69.0 feet on the northerly margin of Penfield Drive and extends back 149.3 feet on the easterly line and 150.4 feet on the westerly line to a line in the rear measuring 70 feet thereon.

Being the same property conveyed to Todd Ryan Sanders and Hollie Christine Petapiece, husband and wife by Warranty Deed from Brandon Adams, Trustee of the 276 Penfield Dr Trust of record in Instrument No. 20201228-0153800 Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 28, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 276 Penfield Drive, Nashville, TN 37211, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2023.

Todd Ryan Sanders

Hollie Christine Petapiece

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Ryan Sanders and Hollie Christine Petapiece, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2023.

Notary Public

My Commission Expires: December 12, 2023

BRANDON J CAMPBELL - NOTARY PUBLIC
MY COMMISSION EXPIRES 12/12/2023
STATE OF OHIO

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 28, 2023 (date of document).

Affiant Signature

April 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023