Karen Johnson Davidson County
Batch# 998246 DEEDWARR
05/01/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230501-0032046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dennis Portillo Miranda and Fabiola Maldonado Romero	Same	Parcel ID: 164 12 0 008.00 and
(NAME)	(NAME)	
1028 Pin Oak Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Antonio Torres and wife, Maria Torres**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis Portillo Miranda, unmarried and Fabiola Maldonado Romero, unmarried, tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 8, on the plan of First Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, page 519, amended in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Antonio Torres and wife, Maria Torres from Kati McLean by Warranty Deed dated March 5, 2002 and recorded on March 22, 2002 in Instrument No. 20020322-0035228, Register's Office for Davidson County, Tennesse

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1028 Pin Oak Drive, Antioch, TN 37013

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 our hands this 28th day of April, 2023

Antonio Torres

Maria Torres

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Antonio Torres and wife, Maria Torres,** the within named bargainor, 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, this the 28th day of April, 2023.

Notary Public

My Commission Expires: May 22, 2024

(SEAL)

KOLA W. UNDERWOOD NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05-22-2024 MURRY COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/28/2023 (date of document).

Regina Sullo
Affiant Signature

5/1/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

