Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002008 DEEDWARR
05/11/2023 09 26 09 AM 2 pgs
Fees $13 00 Taxes $995 30

20230511-0035108

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000 00

Kim Reaves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2023

Karen E Johnson
Notary Public

MY COMMISSION EXPIRES 3/23/27
(AFFIX SEAL)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No. ST23-050373

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
2XKVQ, LLC	2XKVQ, LLC	
(NAME) 495 E Main St	(NAME) 495 E Main St	043-10-0C-005 00
(ADDRESS) Dalton City, IL 61925	(ADDRESS) Dalton City, IL 61925	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS ($269,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CESAR ROCHA AND DENNISE ROCHA BARRIOS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 2XKVQ, LLC, 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

Land in Davidson County, Tennessee, being Unit No 5 on the Plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property

Being the same property conveyed to Cesar Rocha and Mayra Rocha, husband and wife by Warranty Deed from KVR Homes, LLC, dated 10/05/2018, of record in Instrument No. 20181009-0100074, Register's Office for Davidson County, Tennessee

The said Mayra Rocha being now known as Dennise Rocha Barrios per Petition for Name Change with Department of Homeland Security filed in the United States District Court for the Middle District of Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐
This is improved ☒ property, known as 109 Allison Ann Pass, Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand(s) this the 8th day of May, 2023

Cesar Rocha

Dennise Rocha Barrios

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kim Nguyen, Cesar Rocha and Dennise Rocha Barrios, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 8th day of May, 2023

Notary Public

My Commission Expires 08/12/2025

(SEAL)

KIM NGUYEN
Notary Public - California
Santa Clara County
Commission # 2366044
My Comm Expires Aug 12, 2025