Name and Address of New Owner:
Pamela E. Pineda Ramirez and Arnulfo Gonzalez Martinez
508 Waywood Ct
Antioch, TN 37013
Send Tax Bills To:
New owner
508 Waywood Ct
Antioch, TN 37013
This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1011139 DEEDWARR
06/05/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230605-0042383

Map & Parcel No: 183-05-0A-133-00

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, **Joseph Randazzo, an unmarried man, and Debbie L. Sholes, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pamela E. Pineda Ramirez and Arnulfo Gonzalez Martinez, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 395 on the Plan of Revision One, Phase Two, Section Four, October Woods, of record in Book 9700, pages 437 and 438, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Randazzo, an unmarried man, and Debbie L. Sholes, an unmarried woman, from Diana Elstad, a married woman, by Warranty Deed dated April 11, 2018 and recorded April 12, 2018 in Instrument #20180412-0034506, said Register's Office.

Grantor(s) herein makes oath that the within described property is neither his/her principal residence nor the principal residence of his/her spouse and/or dependents.

Property more commonly known as, 508 Waywood Court, Antioch, TN. 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 31st day of May, 2023.

_____(SEAL)
Joseph Randazzo

Debbie L. Sholes by Bethany J. Sholes her attorney in fact (SEAL)
Debbie L. Sholes by Bethany J. Sholes, her
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Joseph Randazzo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2023.

_____
Notary Signature
My commission expires: 11/10/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bethany J. Sholes, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Debbie L. Sholes and acknowledged that she executed the same as the free act and deed of the said Debbie L. Sholes.

Witness my hand, at office, this 31st day of May, 2023.

_____
Notary Signature
My commission expires: 11/10/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of May, 2023.

_____
Notary Signature
My commission expires: 11/10/2024

Certificate of Authenticity

I, Holly A. Mason, 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 May 31, 2023.

Affiant Signature

5/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of May, 2023.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026