WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011694 DEEDWARR
06/06/2023 10 05 57 AM 2 pgs
Fees $13 00 Taxes $1,147 00

20230606-0042785

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Jose Cortez, A Single Man and Ericka Karina Pena, a Married Woman and Javier Pena, a Married man, As his sole and seperate property	First Choice Lending Services, LLC A TN LLC ISAOA/ATIMA	43-2-100
(NAME)	(NAME)	
753 May Drive	9821 Cogdill Rd, Ste 2	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20230857

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Delmy D. Arita and Jose Arita Landaverde** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose Cortez, A Single Man and Ericka Karina Pena, a Married Woman and Javier Pena, a Married man, As his sole and seperate property** , 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

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Lot No 57 on the Plan of Section Three, Farview (erroneously shown on prior deeds as Fairview), of record in Plat Book 3700, page 113, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Delmy D Cruz, married by Warranty Deed from Arturo Cruz, married, dated September 30, 2010 and filed of record in Instrument No 20101004-0079003, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

Delmy D. Cruz and Delmy D Arita are one and the same person

Unimproved ☐

This is improved ☒ property, known as 753 May Drive, 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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 5th day of June, 2023

Delmy D Arita
Delmy D Arita

Jose Arita Landaverde

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Delmy D Arita and Jose Arita Landaverde, 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, at office, this 5th of June, 2023

Notary Public
My Commission Expires·

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires
July 18, 2023