Karen Johnson Davidson County
Batch# 1022340 DEEDWARR
07/03/2023 02:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20230703-0050949

Name and Address of New Owner:
Gulliauma Badio and Kevin Kliye Augustin
4809 Peppertree Drive
Antioch, TN 37013

Send Tax Bills To:
Gulliauma Badio and Kevin Kliye Augustin
4809 Peppertree Drive
Antioch, TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 176-01-0-073

## 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, **Eluvenay Cruz-Magana and wife, Beatriz A. Cruz**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gulliauma Badio and Teressa Altidort Badio, husband and wife, and Kevin Kliye Augustin, an unmarried man, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Peppertree Forest, Section 16 of record in Plat Book 8250, Page 195, Register's Office or said County, to which reference is made for a more complete description.

Being the same property conveyed to Eluvenay Cruz-Magana and wife, Beatriz A. Cruz, by Quitclaim Deed dated January 31, 2019 from Sergio Castillo, recorded January 31, 2019 in Instrument No. 20190131-0009553 in the Register's Office.

Being the same property conveyed to Eluvenay Cruz-Magana and Sergio Castillo by Warranty Deed dated July 25, 2002 from Don R. McRobie and wife, Rachel L. McRobie, recorded December 9, 2002 in Instrument No. 20021209-0151579 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 30th day of June, 2023.

_____(SEAL)
Eluvenay Cruz-Magana

_____(SEAL)
Beatriz A. Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Eluvenay Cruz-Magana and Beatriz A. Cruz, 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 30th day of June, 2023.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2023.

Notary Public
My commission expires: 9-21-26
File No. 2023-6095-AH

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):



- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/30/23 (date of document).

Emma Howard

Affiant Signature

Date: 06/30/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

