WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023723 **DEEDWARR**
07/07/2023 02 32 48 PM 2 pgs
Fees $13 00 Taxes $1,280 20

20230707-0052141

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

State of Tennessee
County of ~~Davidson~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 7-18-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Martin Cortes Guadalupe Jesus Cortes Acatitlan	Same	16210016700
(NAME)	(NAME)	
600 Roxanne Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Ismael Hasan and Janan Kocher, formerly known as Janan Piromari, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martin Cortes Guadalupe, unmarried and Jesus Cortes Acatitlan, unmarried,** 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 Lot No. 172 on the Plan of Brook View Estates, Section 2, as of record in Book 4460, Page 163, Register's office for said county, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Ismael Hasan and Janan Piromari, by deed of record in Instrument No 20030304-0027997, Register's Office for Davidson County, Tennessee.

The said Janan Piromari changed her name to Janan Kocher . A petition for name change filed in U.S. District for the Middle District of Tennessee. Janan Kocherbeing one in the same as Janan Piromari

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 600 Roxanne Dr , Antioch, TN 37013
(House Number) (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 hands this 5th day of July, 2023

Ismael Hasan

Janan Kocher

State of Tennessee
County of Davidson

Personally appeared before me Ismael Hasan and Janan Kocher, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 5th day of July, 2023

Notary Public _____
My Commission Expires _____

File No 16857

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024