RETURN TO: BOX 10-A

(3)

PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028023 DEEDWARR
07/19/2023 10 55 48 AM 2 pgs
Fees $13 00 Taxes $2,294 00

20230719-0055493

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000 00

Teresa Alan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2023

Kim DeBerry
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)
Jermaine Boyd, a single man	Rocket Mortgage	53-5-11
(NAME)	(NAME)	
1268 Cheyenne Blvd	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20231122

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, **Marvin Peraza and Maria Zoila Lara** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jermaine Boyd, a single man** , 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 151 on the Plan of Section 3, Sequoia Valley, of record in Plat Book 4460, page 83, 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 Marvin Peraza and Maria Lara by Warranty Deed from Nancy Marie Patton Nygaard, a single person, dated August 17, 2020 and filed of record in Instrument No 20200824-0095707, Register's Office for Davidson County, Tennessee

Maria Lara and Maria Zollo Lara are one and the same person

Unimproved ☐

This is improved ☒ property, known as 1268 Cheyenne Blvd , 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 17th day of July, 2023

MARVIN PERAZA By: Ricardo Euraque, Attorney in Fact.
Marvin Peraza
By Ricardo Euraque, Attorney in Fact

MARIA Zoila Lara By: Ricardo Euraque, Attorney in Fact.
Maria Zoila Lara,
By Ricardo Euraque, Attorney in Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Ricardo Euraque, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marvin Peraza and Maria Zoila Lara, and who acknowledged that he/she executed the same as the free act and deed of Marvin Peraza and Maria Zoila Lara

Witness my hand, at office, this 17th of July, 2023

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027