Karen Johnson Davidson County
Batch# 1028062 DEEDWARR
07/19/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230719-0055553

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-23-25
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Jimenez Dichoso	"	042-13-0-022-00
(NAME) 22 Muir Field Way 705 Vanoke Dr.	(NAME) "	
(ADDRESS) Sugar Land TX 77479 Madison TN 37115	(ADDRESS) "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

MICHAEL RAYMOND PEREZ AND LAUREN PEREZ, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Jimenez Dichoso

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. 35 on the Plan of Hedgewood Hills, Section I, of record in Book 2900, Page 135, Register's Office for said County.

Michael Raymond Perez and Lauren Perez, husband and wife

Being the same property conveyed to Michael Raymond Perez and Lauren Perez, husband and wife by Deed dated July 21, 2022 from Travis Passons and Melissa Passons, husband and wife, recorded July 22, 2022, in Instrument Number 20220722-0083875, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 705 Vanoke Drive, Madison, TN 37115

LT&E File #20132

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 hand(s) this 9th day of June, 2023.

Michael Raymond Perez

Lauren Perez

STATE OF Illinois
COUNTY OF Cook

On this 9th day of June, 2023 before me, a notary public, personally appeared Michael Raymond Perez, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Official Seal
Valerie A O'Connell
Notary Public State of Illinois
My Commission Expires 06/06/2025

Notary Public
My Commission Expires: 6-6-25

STATE OF Illinois
COUNTY OF Cook

On this 9th day of June, 2023 before me, a notary public, personally appeared Lauren Perez, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Official Seal
Valerie A O'Connell
Notary Public State of Illinois
My Commission Expires 06/06/2025

Notary Public
My Commission Expires: 6-6-25

LT&E File #20132

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-9-23 (date of document).

Affiant Signature

7-19-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY