Karen Johnson Davidson County
Batch# 1029054 DEEDWARR
07/21/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230721-0056172

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645013** GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2023. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Carlos Hernandez 1504 Brookchase Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151 10 0A 209.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelvin J. Ngirmidol and wife, Amanda Ngirmidol,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carlos D. Hernandez Ochoa and Selmy L. Acosta Acosta, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Phase 2, Villages of Long Hunter P.U.D. of record in Plat at Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelvin J. Ngirmidol and wife, Amanda Ngirmidol, by Warranty Deed from Keith D. Smith, unmarried, of record in Instrument No. 20180726-0073027, in the Register's Office of Davidson County, Tennessee, dated July 25, 2018, and recorded on July 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2, Villages of Long Hunter P.U.D., as recorded in Instrument No. 20020515-0059732.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010531-0056382 as amended in Instrument No. 20031111-0164945.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020718-0086411.

This is improved property located at 1504 Brookchase Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2023.

Kelvin J. Ngirmidol

Amanda Ngirmidol

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelvin J. Ngirmidol and Amanda Ngirmidol, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Aimee Cain, 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 July 19, 2023.

Date

Aimee Cain

Affiant Signature

July 19, 2023

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)