Karen Johnson Davidson County
Batch# 1030350 DEEDWARR
07/25/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20230725-0057349

WARRANTY DEED

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Laurie A Schreiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2023.

Yolanda Hidalgo
Notary Public

MY COMMISSION EXPIRES: 01/12/2027
(AFFIX SEAL)

YOLANDA HIDALGO
Notary Public - California
Los Angeles County
Commission # 2431084
My Comm. Expires Jan 12, 2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Airyale Peterson and Gustavo Duanys	New Owners	Parcel ID: 182 06 0A 132.00 and
(NAME) 7473 Maggie Dr	(NAME) 7473 Maggie Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Laurie A. Schreiner, an unmarried person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Airyale Peterson, a single person and Gustavo Duanys, a single person,** 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(s) 128, as shown on the map entitled Plan of Old Hickory Hills, Phase Two, Section One, of record as Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laurie A. Schreiner, unmarried from Karina A. Donoso Bonacic and Mario D. Cortes Mateluna, wife and husband by Warranty Deed dated January 30, 2014 and recorded on February 5, 2014 in Instrument No. 20140205-0010268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7473 Maggie Dr, Antioch, TN 37013

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 our hands this 20 day of July, 2023

Laurie A Schreiner

Laurie A. Schreiner

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Laurie A. Schreiner, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2023.

Notary Public

My Commission Expires: 01/12/2027

(SEAL)

YOLANDA HIDALGO
Notary Public - California
Los Angeles County
Commission # 2431084
My Comm. Expires Jan 12, 2027

Certificate of Authenticity

I, Holly A Mason, 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 7/20/23.

Affiant Signature

7/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of July, 2023

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25