Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0197

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS
$300 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFO
THIS 26th day of July, 2023

Notary Public

Commission Expires 8·20·24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Johnson
Batch# 1031822
07/28/2023 10 56 03 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20230728-0058305

Address of New Owner	Send Tax Bills To:	Map & Parcel
Angelica Farfan Jimenez 4017 Shufeld Ct Antioch, TN 37013	Plaza Mortgage 1795 International Way Idaho Falls, ID 83402	148-14-0-317 00

WARRANTY DEED

FOR AND IN 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,

Andrea Jacqueline Gomez Farfan, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angelica Farfan Jimenez, unmarried woman

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 24-B of the Zone Lot Division of Lot 24 of Colewood Acres, Section V, of record in Plat Book 6250, Page 616, amending Plat Book 5200, Page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

BEING the same property conveyed to Andrea Jaqueline Gomez Farfan, unmarried, by Warranty Deed from Derrick G Sandoval and Michelle Sandoval, husband and wife, dated 4/22/2021 and recorded 4/23/2021 in Instrument No 20210423-0054428, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 4017 Shufeld Ct 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 26th day of July, 2023

Andrea Jacqueline Gomez Farfan

Andrea Jacqueline Gomez Farfan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Jacqueline Gomez Farfan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 26th day of July, 2023

Kim Graves

Notary Public
My Commission Expires 8-20-24

(Notary Seal)

