Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $108,000 00

Affiant

Subscribed and sworn to before me, this 31 day of August 2023

Notary Public
My commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jesus Vargas Sarrato	New Owner	149-05-0-119 00
4724 Volunteer Drive	3256 New Towne Road	
Antioch, TN 37013	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **NOVAHOMEBUYERS, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jesus Vargas Sarrato and Soledad Nahiely Avalos Castillejos, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 137 on the Plan of Terragon Trails, Section Two, of record in Book 5050, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to NOVAHOMEBUYERS, LLC, a Tennessee limited liability company, by Warranty Deed from Sabrina Nelson (formerly known as Sabrina A Hayes), a married woman, dated August 18, 2023 of record as Instrument No 20230821-0064856, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 4724 Volunteer Drive, 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 Grantee(s), their heirs and assigns, forever Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

Karen Johnson Davidson County
Batch# 1045169 DEEDWARR
09/01/2023 09 51 35 AM 2 pgs
Fees $13 00 Taxes $399 60

20230901-0068657

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 hand this the 31st day of August, 2023

NOVAHOMEBUYERS, LLC
A Tennessee limited liability company

By Randall Waterston
Its Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Randall Waterston, Sole Member for NOVAHOMEBUYERS, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member**

Witness my hand and official seal at Franklin, Tennessee, this the 31st day of August, 2023

Notary Public

My Commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO 2023087783