WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050608 DEEDWARR
09/15/2023 12 26 06 PM 2 pgs
Fees $13 00 Taxes $1,776 00

20230915-0072537

JM-BMR-23-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES. 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Luis O. Romero Recinos **Guadalupe B. Romero Recinos**	**Alameda Mortgage Corporation, ISAOA**	
(NAME) **412 Larkin Springs Rd**	(NAME) **1475 N. Broadway, Suite 310**	**052-03-0-200 00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Walnut Creek, CA 94596**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCELO LEMUS, MARRIED AND STACEY SMITH, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUIS O. ROMERO RECINOS, UNMARRIED AND GUADALUPE B. ROMERO RECINOS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 1 on the Plan of Final Plat Subdivision of The Michael E Barnes Property at 424 Larkin Springs Road of record in Plat at Instrument No 20211012-0136756, 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 a portion of the same property conveyed to Marcelo Lemus and Stacy Smith by Quitclaim Deed from Michael E Barnes of record in Instrument No 20220915-0103001 Register's Office for Davidson County, Tennessee, dated September 15, 2022 and recorded on September 15, 2022

The said Stacey smith erroneously took title as Stacy Smith. References to both refer to the one and the same individual.

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat at Instrument No 20211012-0136756, Register's Office for Davidson County, Tennessee
- Agreement for Dedication Easement for Sanitary Sewers, Strom drainage, water mains and Appurtenances of record in Book 6421, Page 942 and Book 6320, Page 745, in the Register's Office for Davidson County, Tennessee
- Easement for Ingress/Egress of record in Book 5017, Page 386, in the Register's Office for Davidson County, Tennessee
- Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11675, Page 222, in the Register's Office for Davidson County, Tennessee
- Easement for ingress/Egress of record in Book 5043, Page 323, Book 5043, page 321, Book 5043, Page 319 and Book 5043, Page 317, Book 5758, page 253 and Book 5043, page 325, in the Register's Office for Davidson County, Tennessee
- Report of Sale of record in Instrument Number 20170725-0075111, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **412 Larkin Springs Rd, Madison, Tennessee 37115**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF SEPTEMBER, 2023

Marcelo Lemus

Stacey Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO LEMUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12th of September, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12th of September, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212