Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16982

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3647

Karen Johnson Davidson County
Batch# 1051360 DEEDWARR
09/19/2023 09:21:52 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20230919-0073321

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of September, 2023

Notary Public

Commission Expires: _____

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ronis Wilfredo Rios Zepeda and Mirna M. Herrera Herrera 3128 Roundwood Forest Lane Antioch, TN 37013	US Bank 9380 Excelsior Blvd 3rd floor Hopkins, MN 55343	150 10 0 154.00

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,

Cristhian J. Trejo Rodriguez, a single man

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

Ronis Wilfredo Rios Zepeda and Mirna M. Herrera Herrera, husband and wife

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. 31, on the Plan of Section Two, Roundwood Forest, of record in Book 6250, Page 548, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Mourad Taki, married to Cristhian J. Trejo Rodriguez, single man recorded March 31, 2016, as Instrument No. 20160331-0030460 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $160,000.00.

Commonly Known As: 3128 Roundwood Forest Lane, Nashville, TN 37013

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: 3128 Roundwood Forest Lane, 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 used, 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 15th day of September, 2023.

Cristhian J. Trejo Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2023, before me personally appeared Cristhian J. Trejo Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY