Karen Johnson Davidson County
Batch# 1054929 DEEDWARR
09/28/2023 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20230928-0076098

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $278,000.00 Nadi Salama Affiant Subscribed and sworn to before me, this 27th day of September, 2023. Notary Public My commission expires: 11/2/26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Nadi Salama	**New Owner**	**15010009700**
1517 Overcreek Dr		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Andrew Joel Rosario-Vega, unmarried and Dadgye E. Davila-Roman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nadi Salama, married

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. 251, on the Plan of Towne Village of the Country, Section III, of record in Book 5200, Pages 268 & 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Andrew Joel Rosario-Vega and Dadgye E. Davila-Roman, husband and wife, by Warranty Deed from Gina Gallup and Stephen Gallup, wife and husband, dated October 4, 2018, of record in Instrument No. 20181008-0099545, in the Register's Office for Davidson County, Tennessee. By way of recital, it was incorrectly recited in vesting deed Andrew Joel Rosario-Vega and Dadgye E. Davila-Roman were husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3005 Stone Bridge Rd, 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 in 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.

Andrew Joel Rosario-Vega Date: 9/27/23

Dadgye E. Davila-Roman Date: 9/27/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Andrew Joel Rosario-Vega and Dadgye E. Davila-Roman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September 2023.

NOTARY PUBLIC

My Commission Expires: 7/1/25

STATE OF TENNESSEE NOTARY PUBLIC
MARY L. LEDOM
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 1, 2025

Certification of Recorded Documents

I, Julia Wyatt, 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 September 27, 2023.

(AFFIANT) – Julia Wyatt

09/27/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of September, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY