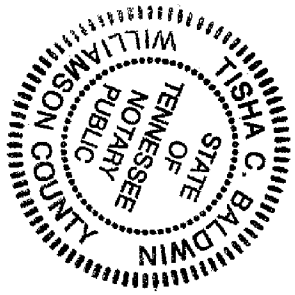
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-17532-2023

Karen Johnson Davidson County
Batch# 1055936 DEEDWARR
09/29/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,085.95
20230929-0076771

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00.

Elvin Omar Varela
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September 2023.

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elvin Omar Varela and Kenia Y. Guzman 122 Radner Dr. Antioch, TN 37013	Same address as new owner	150-09-0-117

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THREE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($293,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JYJJASPA CULLOM AND TARYN L. CULLOM, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELVIN OMAR VARELA AND KENIA Y. GUZMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Forest View Park, Section 4, Phase 2, of record in Plat Book 5200, Page 674, 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 Home Sold Eazy, LLC, a Tennessee limited liability company by Deed dated December 20, 2022 from IRA Innovations, LLC FBO William Dan Lain, IRA, recorded December 22, 2022, in Instrument Number 202212220132164, in the Official Records of Davidson County, Tennessee.

Being further the same property conveyed to Jyjjaspa Cullom by deed from Home Sold Eazy, LLC, a Tennessee limited liability company by Deed recorded in Instrument Number 20230227 0013715, in the Official Records of Davidson County, Tennessee.

Being furhter the same property conveyed from Jyjjaspa Cullom to Jyjjapsa Cullom and Taryn L Cullom, husband and wife, by Quit Claim Deed, dated March 3, 2023 and recorded March 7, 2023, of record in Instrument No. 20230307-0016206, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **3013 Kinwood Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of October 2023

GRANTOR(S)

Jyjjaspa Cullom

Taryn L. Cullom

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jyjjaspa Cullom and Taryn L. Cullom, 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 seal, this the 24th day of October 2023.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept. 29, 23 (date of document).

Jennifer L. Pennell

Sept 29, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of Sept, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

