Karen Johnson Davidson County
Batch# 1059776 DEEDWARR
10/11/2023 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20231011-0079703

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE cuc
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $735,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF OCTOBER, 2023.

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2915LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alan Cerdas and Thania Zuniga	ROCKET MORTGAGE	
608 Palisades Court	635 WOODWARD AVE	160 16 0B 104.00
Brentwood, TN 37027	DETROIT, MI 48226	

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, WE,

JOHN W. MOLTENI AND WIFE, JEANNETTE MOLTENI

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

ALAN CERDAS AND THANIA ZUNIGA, A MARRIED COUPLE

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 all of Lot No. 128, on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 936-941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John W. Molteni and Wife, Jeannette Molteni, by Warranty Deed from Goddard Construction Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040921-0113591, in the Register's Office of Davidson County, Tennessee, dated September 17, 2004, and recorded on September 21, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Section One, Brentwood Chase, as recorded in Plat Book 9700, Page(s) 936-941.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 52 and Deed of Revocation recorded in Instrument No. 20000531-0053797.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 89, with Deed of Revocation recorded in Instrument No. 20000531-0053795 and Instrument No. 20000531-0053796.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798, Amended in Instrument No. 20000831-0086366, Corrected in Instrument No. 20150109-0002674, Fines recorded in Instrument No. 20161020-0111124, Abatement of Violations recorded in Instrument No. 20161020-0111125, Amendment to Bylaws recorded in Instrument No. 20191001-0100090 and Instrument No. 20211012-0136738, Leasing Rules recorded in Instrument No. 20210517-0065773 and further corrected recorded in Instrument No. 20230717-0054820.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010614-0062685; Instrument No. 20010614-0062686; Instrument No. 20010614-0062687 and Instrument No. 20030814-0116886.
7. Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

This is improved property known as 608 Palisades Court, Brentwood, TN 37027

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 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.

Witness our hand on the 6th day of October, 2023.

John W. Molteni

Jeannette Molteni

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOHN W. MOLTENI AND JEANNETTE MOLTENI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of October, 2023.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 6, 2023 (date of document).

Affiant Signature

October 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023