Karen Johnson Davidson County
Batch# 1064976 DEEDWARR
10/26/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20231026-0083967

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00

Martina Rodriguez
Affiant

Subscribed and sworn to before me, this 20th day of OCTOBER, 2023.

Notary Public
My commission expires:
2-28-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

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:
Martina Rodriguez Manuel	**Tower Community Bank**	**03413008900**
123 Welworth St	**7271 NOLENSVILLE RD**	
Madison, TN 37115	**NOLENSVILLS, TN 37135**	

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,

Maria A Pena Martinez and Juan A Cruz, HUSBAND AND WIFE

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

Martina Rodriguez Manuel and Leonardo Perez Perez, WIFE AND HUSBAND

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. 6, Block A, East Lawn Subdivision, of record in Plat Book 547, Pages 153 & 154, 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 Juan A Cruz and Maria A Pena Martinez, husband and wife, by Quitclaim Deed from Jose E Orellana and wife, Elva C Orellana, and Juan A Cruz, dated July 25, 2017, of record in Instrument No. 20170816-0084089, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jose E Orellana and wife, Elva C Orellana, and Juan A Cruz, by Warranty Deed from Jeffrey L Brigance and wife, Susan M Brigance, dated March 31, 1993, of record in Book 8904, Page 930, in the Register's Office for Davidson County, Tennessee.

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 123 Welworth St, Madison, TN 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 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.

Maria A Pena Martinez Date: 10/20/23
Maria A Pena Martinez

Juan A Cruz Date: 10/20/23
Juan A Cruz

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maria A Pena Martinez and Juan A Cruz, 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 20th day of October 2023, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B Isaacson, 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 10/20/23.

Date

Affiant Signature

10/20/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 20th day of October, 2023.

Jennifer Russell
Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY