WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069689 DEEDWARR
11/08/2023 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20231108-0087269

File No. AT-23-4248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Esparza Rodriguez and Erika Diza Garcia	**New Owners**	
(NAME) 13899 Old Hickory Boulevard	(NAME) **328 Sam Boney Drive**	182-00-0-169.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) **Nashville TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pertti Kymalainen and Aleksandra Kymalainen, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesus Esparza Rodriguez and Erika Diza Garcia, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 17, 1988, and known as Job No. 87-667, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Old Hickory Boulevard, said point of beginning, being the northeast corner of the herein described tract and also being North 83 deg. 24' 24" West 450.00 feet from the northwest corner of the W.G. Randles property of record in Book 6421, Page 532, said Register's Office; thence leaving the margin of Old Hickory Boulevard South 10 deg. 56' 33" West 129.44 feet to an iron pin; thence South 14 deg. 45' 16" West 885.01 feet to an iron pin set in the line of the Roy L. Hill property of record in Book 2878, Page 605, said Register's Office; thence with Hills line North 53 deg. 43' 23" West 349.18 feet to an iron pin; thence with the Roy L. Hill property of record in Book 2902, Page 193, said Register's Office, North 27 deg. 26' 11" East 892.22 feet to an iron pin set on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 82 deg. 33' 57" East 111.71 feet to an iron pin; thence South 83 deg. 24' 24" East 9.65 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to Mark Yongnarath and Lee Yongnarath, husband and wife, by Warranty deed from Troy Rippetoe and wife, Peggy Rippetoe of record in Book 8613, page 11, Register's Office for Davidson County, Tennessee, dated April 29, 1992 and recorded on April 29, 1992.

Being the same property conveyed to Pertti Kymalainen and Aleksandra Kymalainen by Warranty Deed from Mark Vongnarath and Lee Vongnarath, husband and wife, (incorrectly referred to as Mark Yongnarath and wife, Lee Yongnarath in prior deed), dated January 13, 2017 and recorded January 17, 2017 in Instrument No. 20170117-0004977, Register's Office of Davison County, Tennessee.

This is property more commonly known as 13899 Old Hickory Boulevard, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 30th day of October, 2023.

PERTTI KYMALAINEN
Pertti Kymalainen

Aleksandra Kymalainen
Aleksandra Kymalainen

STATE OF North Carolina
COUNTY OF Chatham

On this 30th day of October, 2023, before me personally appeared Pertti Kymalainen and Aleksandra Kymalainen, 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 30th day of October, 2023.

Joan B. Todd
Notary Signature
My commission expires: 11/26/2026

JOAN B. TODD
My Commission Expires
NOTARY
PUBLIC
November 26, 2026
WAKE COUNTY, NC

Certificate of Authenticity

I, ALLISON TAYLOR, 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 30, 2023**.

Date

Affiant Signature

November 8, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **8** day of **November**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)