Karen Johnson Davidson County
Batch# 1075982 DEEDWARR
11/28/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231128-0091878

WARRANTY DEED

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Alejandra Restrepo Acosta	NEW OWNER	
(NAME)	(NAME)	059-05-0-199.00
4158 Farmview Drive		
(ADDRESS)	(ADDRESS)	
Nahsville, TN 37218		
(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, **Antonio Tate Sr., Dwight Tate, Anterio Tate, as joint tenants with rights of survivorship** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Alejandra Restrepo Acosta**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 204 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for said County.

Said Lot No. 204 fronts 80.0 feet on the northerly side of Farmview Drive, and extends back between lines, measuring 150.0 feet on the easterly line and 164.8 feet on the westerly line, to a line in the rear on which it measures 81.4 feet thereon.

Being the same property conveyed to Anterio Tate, a single man, Dwight Tate, a single man and Antonio Tate, Sr., as joint-tenants with right of survivorship, by virtue of that certain Quit Claim Deed dated July 17, 2023, and being of record at Instrument No. 20230718-0054976, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Dwight Tate, a single man and Anterio Tate, a single man, as joint tenants with right of survivorship, by virtue of that certain Warranty Deed dated March 30, 2023, and being of record at Instrument No. 20230331-0023521, in the amount of $330,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4158 Farmview Dr Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of November, 2023.

Antonio Tate Sr.
Antonio Tate Sr.

Dwight Tate
Dwight Tate

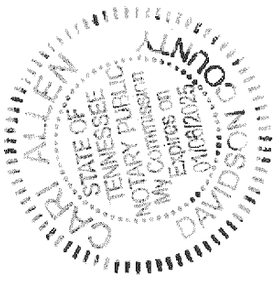
Anterio Tate
Anterio Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Antonio Tate Sr., Dwight Tate, and Anterio Tate** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of November, 2023.

Notary Public
My Commission Expires: 1-6-25



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/27/2023 (date of document).

Regina Sullo
Affiant Signature

November 28, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 28th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026