THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4417
Parcel ID: 150-12-0A-074.00

Property Address:
3729 Seasons Drive, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 1080174 DEEDWARR
12/08/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20231208-0095038

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Warranty Deed

Send Tax Statements To:
Sisay & Etag Molla
3729 Seasons Dr
Antioch TN 37013

Address of New Owner:
New Owners
3729 Seasons Dr
Antioch TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ARMANDO SANCHEZ-AGUILERA, a married man** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SISAY MOLLA and wife, ETAG MOLLA**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 735 on the Plan of Somerset, Phase 4, of record in Plat Book 7900, Page 978 and 979, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to ARMANDO SANCHEZ-AGUILERA by Deed dated July 20, 2007 from MICHAEL T. BARRETTE and wife, PATRICIA T. BARRETTE, recorded July 23, 2007, in Instrument Number 20070723-0086973, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3729 Seasons Drive, ~~Nashville~~ Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 7900, page 978 and Plat Book 7900, page 979, Register's Office for Davidson County, Tennessee.

3. Final Decree granted to Department of Highways and Public Works as contained in Book 3314, page 23, Register's Office for Davidson County, Tennessee.

4. Bylaws for Homeowner's Association of record in Book 7619, page 679, Book 9509, page 363 and Book 9647, page 472, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowner's Association of record in Book 7661, page 37, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, Book 7657, page 583, Book 7776, page 923, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Book 10404, page 641 and Instrument Number 20060405-0039162, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Elvira Sanchez, wife of Armando Sanchez-Aguilera, joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to Armando Sanchez-Aguilera.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 7 day of December, 2023.

Armando Sanchez
ARMANDO SANCHEZ-AGUILERA

Elvira Vazquez de Sanchez
ELVIRA SANCHEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ARMANDO SANCHEZ-AGUILERA and ELVIRA SANCHEZ, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7 day of December, 2023.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $430,000.00.

Affiant

SWORN TO and subscribed before me on this 7th day of December, 2023.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
3.3.2025

Certificate of Authenticity

I, Holly A Mason, 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 12/7/23.

Affiant Signature

12/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of December, 20 23

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25