Karen Johnson Davidson County Batch# 1088385 DEEDWARR 01/04/2024 01:04:30 PM 3 pgs Fees: $18.00 Taxes: $762.20 20240104-0000917	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, ~~for~~ this transfer is $206,000.00 Affiant Subscribed and sworn to before me, this 4th day of January, 2024. Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:	Map-Parcel Numbers:
Roger Arturo Estrada Menjivar	New Owner	**03405006700**
1605 Monticello Ave		
Madison, TN 37115		

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,

Jorge Estrada and Wilmer Estrada, both unmarried

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

Roger Arturo Estrada Menjivar and Mery Eneida Escobar Molina, husband and wife

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 a part of Lot No. 38, on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described according to a survey by J Gee, November 26, 1960, as follows:

Beginning in the center of Monticello Avenue, at the northwest corner of the property conveyed to William C. Davis and wife, by deed from Raymond Trammel, et ux, of record in Book 3103, Page 167; thence with said Davis' northern boundary line south 80° 00' east 175 feet to an iron pin; thence north`6° 17' east 105 feet; thence north 80° 09' west 180.4 feet to the center of Monticello Avenue; thence with the center of same, south 3° 18' west 105 feet to the beginning.

Being the same property conveyed to Jorge Estrada and Wilmer Estrada, both unmarried, by Special Warranty Deed (Corporation) from US Bank Trust, NA, as Trustee for LSF9 Master Participation Trust, dated April 17, 2017, of record in Instrument No. 20170602-0054990, 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 1605 Monticello Ave, 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.

Jorge A Estrada Date: 12/29/23
Jorge Estrada

Wilmer A Estrada Date: 12/29/23
Wilmer Estrada

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jorge Estrada and Wilmer Estrada, 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 29th day of December 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 D Freedom, 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

12/29/23
Date

Affiant Signature

12/29/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of December, 2023.

Notary's Signature
My Commission Expires: 11.17.24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD