Karen Johnson Davidson County
Batch# 1106323 DEEDWARR
03/01/2024 07:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20240301-0014102

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 28th day of February, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lenin R. Calix Quesada	Pinnacle Bank	150-02-0 092.00
2933 Moss Spring Dr.	150 3rd Ave S, Suite 1000	
Antioch, TN 37013	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELENA MARTINEZ TREJO AND HERIBERTO RESENDIZ, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LENIN R. CALIX QUESADA AND CINTHIA P. FLORES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Edge-O-Lake Estates, Section 19A, as shown on the Plat of record in Plat Book 5190, Page 45, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elena Martinez Trejo, by deed dated 03/15/2019, from Jose Hurtado, of record in Instrument No. 20190319-0025075, Register's Office for said County.

Heriberto Resendiz, spouse of Grantor, hereby joins in the execution of this instrument for the sole purpose of conveying any martial interest he may have in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 2933 Moss Spring Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28 th day of February, 2024.

Heriberto Resendiz

Heriberto Resendiz

STATE OF TENNESSEE
COUNTY OF DICKSON

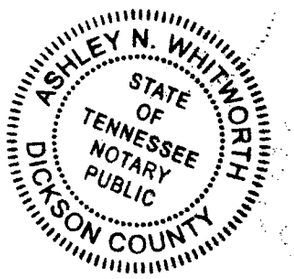
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elena Heriberto Resendiz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 th day of February, 2024.

My commission expires: 5/17/27

Ashley N. Whitworth

Notary Public



Witness my hand this the 27th day of February, 2024.

Elena MTZ

Elena Martinez Trejo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

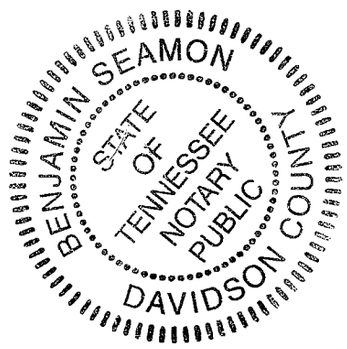
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elena Martinez Trejo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2024.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-27-24.

Affiant Signature

2-29-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY