Karen Johnson Davidson County
Batch# 1113811 DEEDWARR
03/21/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20240321-0019709

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Luis D. Gutierrez Maldonado and Lailany Rosario Vargas	New Owners	15011002700
(NAME)	(NAME)	
3165 Towne Village Rd		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Two Thousand Five Hundred And No/100 Dollars ($382,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EASY HOME SOLUTIONS, INC., A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUIS D. GUTIERREZ MALDONADO AND LAILANY ROSARIO VARGAS, 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:

BEING all of Lot No. 140, on the Plan of Section Two, Towne Village of The Country, as shown by plat appearing of record in Book 5200, page 176-177, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Easy Home Solutions, Inc. by William Joseph Craig in an instrument dated October 12, 2023 and recorded October 13, 2023 in Document No. 20231013-0080403.

unimproved ☐
This is improved ☒ property, known as 3165 Towne Village Rd, Antioch, TN 37013
(House No.) (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 successors 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 our hands this 11 day of March, 2024.

Easy Home Solutions, Inc.

BY: Mirsad Smajlovic
Mirsad Smajlovic, President

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mirsad Smajlovic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Easy Home Solutions, Inc., the within named bargainor, a corporation, and that such president or officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Murfreesboro this 11 day of March 2024

Notary Public
Printed Name: Breanna Laux
My Commission Expires: 12-19-26

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Connie 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 3/11/24 (date of document).

Affiant Signature

3/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

