Karen Johnson Davidson County
Batch# 1122684 DEEDWARR
04/15/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20240415-0026461

WARRANTY DEED

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Y-OP-24-905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2024.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Levy Arguelles Guerrero	WED OWNER	
(NAME)	(NAME)	**173-04-0A-323.00-CO**
905 Cabernet Trl.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTOR W. BURDEN, SINGLE AND CAMILLE BURDEN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEVY ARGUELLES GUERRERO, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 294 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Victor W. Burden, an unmarried person by Warranty Deed from S & Y Construction Inc., a Tennessee Corporation of record in Instrument No. 20050617-0069656 Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 17, 2005.

Being the same property conveyed to Victor W. Burden and Camille Burden, husband and wife, as tenants by the entirety by Quitclaim Deed from Victor W. Burden, a married man who acquired title as an unmarried person, joined in execution by his spouse Camille Burden of record in Instrument No. 20220902-0099247 Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on September 02, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040128-0010661, and in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Oak Highlands with By-Laws appended thereto, of record in Book 7350, Page 24 as re-recorded in Book 7367, page 587 and amended in Book 8765, Page 77, Book 10181, page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument Number 20000428-0042354, Instrument Number 20020725-089130 and Instrument Number 20020725-089131, Register's Office for Davidson County.
- By-Laws of record in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter for Oak Highlands HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7437, Page 697, Instrument Number 20000502-0044049, Instrument Number 20020619-0074183, in the Register's Office for Davidson County, Tennessee
- Dedication of Sidewalk Rights-of-Way of record in Instrument Number 20220713-0080659, in the Register's Office for Davidson County, Tennessee.
- Ingress & egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee.

- Sanitary sewer easement of record in Instrument Number 20001002-0097138, Instrument Number 20001002-0097139, Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20000425-0041127, Instrument Number 20040217-0017737 and Instrument Number 20130523-0052438, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 200105030045314, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 Cabernet Trl., Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF APRIL, 2024.

Victor W. Burden

Camille Burden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR W. BURDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMILLE BURDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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 4/12/24 (date of document).

Regina Sullo
Affiant Signature

April 15, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

