This instrument prepared by:
Shawn Stevens
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1123240 DEEDWARR
04/16/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240416-0026970

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $350,000.00

Affiant Signature
Subscribed and sworn to before me on this the 19 Day of Mar., 2024.

Notary Public
My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Julio C. Puerto Rivera and Marla Concepcion Hernandez-Arrazola
125 Denise Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Julio C. Puerto Rivera and Marla Concepcion Hernandez-Arrazola
125 Denise Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: 14807006200

WARRANTY DEED

24NT00098

Effective the 18 Day of March, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Maria Trinidad Nunez, Jesus Morales and Roberto Carlos Morales Nunez, as tenants in common with rights of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Julio C. Puerto Rivera and Marla Concepcion Hernandez-Arrazola, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee more fully described as follows:

Being Lot No. 821 on the Plan of Section Eight, Cherokee Hills of Record in Plat Book 3700 at Page 154, Register's Office of Davidson County, Tennessee to which reference is made.

Being the same property conveyed to Maria Trinidad Nunez, Jesus Morales and Roberto Carlos Morales Nunez, as tenants in common with rights of survivorship from Maria Trinidad Nunez and Jesus Morales, as tenants in common with rights of survivorship, 2/3 interest; Maria Trinidad Nunez, 1/3 interest, by Quitclaim Deed dated 07/26/2023 and recorded 08/15/2023 in Instrument No. 20230815-0063572, Register's Office of said County.

Being the same property conveyed to Maria Trinidad Nunez from Alvaro Antonio Caceres Montenegro, by Quitclaim Deed dated 01/28/2023 and recorded 02/21/2023 in Instrument No. 20230221-0012219, Register's Office of said County.

Being the same property conveyed by Maria Trinidad Nunez by Quitclaim Deed to Maria Trinidad Nunez, Alvaro Antonio Caceres Montenecro, and Jesus Morales as tenants in common with right of survivorship of record as Instrument No. 20191121-0120201 and dated November 16, 2019.

Being the same property conveyed to Maria Trinidad Nunez, a married woman from Jose Javier Batrez, an unmarried person and Reinalda G. Puentes, an unmarried person, by Warranty Deed dated 10/11/2019 and recorded 10/15/2019 in Instrument No. 20191015-0105410, Register's Office of said County.

This is an improved property commonly known as: 125 Denise Dr, Antioch, TN 37013-2667

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 18 day of March, 2024

Maria Trinidad Nunez
Maria Trinidad Nunez

Jesus Morales
Jesus Morales

Roberto Carlos Morales-Nunez
Roberto Carlos Morales Nunez

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Maria Trinidad Nunez, Jesus Morales, and Roberto Carlos Morales Nunez, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of March, 2024.

Notary Public
My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-18-24 (date of document).

Affiant Signature

4-15-24
Date

State of Tennessee
County of Davidson

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

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025