Karen Johnson Davidson County
Batch# 1125960 DEEDWARR
04/23/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20240423-0028981

Name and Address of New Owner:
Ulises Smith Perez Gijon and Leyla Patricia Aguiluz Urbina
5871 Cane Ridge Road
Nashville, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owners

Map & Parcel(s):
182-00-0-180.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian E. Sweatt and Barbara Sweatt, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Ulises Smith Perez Gijon and Leyla Patricia Aguiluz Urbina, husband and wife**, hereinafter called the GRANTEE, their heirs, successors 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 Lot No. 4-A on the Resubdivision of Tract 4 of the Sarah Lynch Property of record in Book 8250, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Brian E. Sweatt and Barbara Sweatt, husband and wife by Warranty Deed from Donald G. Sanders and Mandi L. Sanders, husband and wife of record in Instrument No. 20170403-0032515 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 03, 2017.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5871 Cane Ridge Road, Nashville, 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 GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 22 day of April, 2024.

Brian E. Sweatt

Barbara Sweatt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22 day of April, 2024, before me personally appeared Brian E. Sweatt and Barbara Sweatt, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 22 day of April, 2024.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $899,900.00.

Affiant Signature

Subscribed and sown to before me, this the 22nd day of April, 2024.

Notary Public
My Commission Expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 4/22/24 (date of document).

Regina Sullo
Affiant Signature

April 22, 2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

