Karen Johnson Davidson County
Batch# 1129577 DEEDWARR
05/01/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20240501-0031841

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $449,000.00

Janice Singleton
Affiant

Subscribed and sworn to before me, this 30 day of April, 2024.

David Cheers
Notary Public
My commission expires:
09-26-2027

DAVID CHEERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-26-2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Elma Yesenia Velasquez **Julio Cesar Mora**	First National Bank of America	**14806003000**
3717 E Ridge Dr	241 East Saginaw	
Nashville, TN 37211	East Lansing, MI 48823	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Saul Perez Aguiler and Alma Perez Cisneros, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elma Yesenia Velasquez Cruz and Julio Cesar Mora, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 150, Haywood Acres, Section 4, of record in Book 2900, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Saul Perez Aguiler and Alma Perez Cisneros, husband and wife, by Warranty Deed from Joellyn Bowen Rinnander, dated December 14, 2012, of record in Instrument No. 20121221-0117916, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 3717 E Ridge Dr, Nashville, TN 37211.

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 in 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 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.

Saul Perez Aguiler Date: 4/30/24
Saul Perez Aguiler

Alma Perez C. Date: 4/30/24
Alma Perez Cisneros

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Saul Perez Aguiler and Alma Perez Cisneros, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 April 30, 2024.

John M. Lee, Attorney

Date: April 30, 2024

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of April 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY