Karen Johnson Davidson County
Batch# 1131904 DEEDWARR
05/07/2024 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240507-0033617

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 29th day of April, 2024.

Notary Public
My commission expires: 9.11.26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nickolaus Corniea	Freedom Mortgage Corporation	064-09-0 284.00
4111 Hermitage St.	30 Lake Center Executive Park, Suite 100	
Old Hickory, TN 37138	Marlton, NJ 08053	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBIN E. RIVERA CABRERA, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICKOLAUS CORNIEA AND SARAH CORNIEA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Hadley's Bend City, Revision of Lots 10-20, Block M, as shown on plat of record as Instrument No. 20050420-0043905, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robin E. Rivera Cabrera, a single man, by deed dated 02/28/2006, from Christopher A. Smith, a married man, of record in Instrument No. 20060306-0025824, Register's Office for said County. This is not the marital homestead of Christopher A. Smith, the grantor herein. The said Jessica Marleney Rodriguez Garcia is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4111 Hermitage St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

J.R.
R.R

Witness my hand this the 29th day of April, 2024.

Robin E. Rivera Cabrera

Jessica Marleney Rodriguez Garcia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin E. Rivera Cabrera and Jessica Marleney Rodriguez Garcia, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/29/24.

Affiant Signature

5/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY