WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132246 DEEDWARR
05/08/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240508-0033704

BS-WW-24-1008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

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)
Luis Zamudio and Noemi Avila-Zamudio	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
1008 Fontaine Drive	**2160 Superior Ave**	**033-02-0A-002.00-CO**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Cleveland, OH 44114**	
(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, **AP DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOEMI AVILA-ZAMUDIO AND LUIS ZAMUDIO, WIFE AND HUSBAND** , 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 Unit 1008 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Onethousandsix Fontaine Drive, a Horizontal Property Regime with Private Element, of record in Plat at Instrument No. 20220622-0071134, 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 a portion of the same property conveyed to Jose Carpio and wife, Nailet Perez by Warranty Deed from Bobby W. Honea of record in Instrument No. 20160523-0051148 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016.

Being a portion of the same property conveyed to AP Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jose Carpio and wife, Nailet Carpio of record in Instrument No. 20220603-0064495 Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on June 03, 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 Book 3842, Page 136, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220622-0071134, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of the Onethousandsix Fontaine Drive Homeowners Association, Inc. of record in Instrument Number 20220706-0077945, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4257, Page 913, in the Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewer/Storm Drainage of record in Book 6827, Page 547 and Book 6827, Page 484, in the Register's Office for Davidson County, Tennessee.
- Easement For Sanitary Sewer of record in Instrument Number 20180111-0003552, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3219, Page 579 and Book 3106, Page 43, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 10543, Page 591, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230607-0043381, 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: **1008 Fontaine Drive, Goodlettsville, Tennessee 37072**.

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 3 DAY OF MAY, 2024.

AP Development, LLC

BY: _____
Paul Simiyu
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of AP DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of May, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRAWNER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 5/3/2024 (date of document).

Affiant Signature

5/7/2024
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County