Karen Johnson Davidson County
Batch# 1133081 DEEDWARR
05/09/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240509-0034260

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2024.

Notary Public
My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

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:
Lourdes S Rodriguez **Carlos Oswaldo Molineros**	**Pinnacle Bank**	**164080B04500CO**
1715 Joben Dr	150 3rd Ave S. Ste 100	
Murfreesboro, TN 37128	Nashville TN 37201	

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,

John Edward Domes, a single person

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

LOURDES S RODRIGUEZ AND CARLOS OSWALDO MOLINEROS, 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. 8, Final Plat of Lakewalk, Section Two, of record in Instrument No. 20060209-0016039, 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 John Edward Domes, a single person, by Quitclaim Deed from Tammy Aucoin, dated April 3, 2017, of record in Instrument No. 20170511-0047035, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John E Domes and Tammy Laucoin, married, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated April 17, 2007, of record in Instrument No. 20070424-0048822, 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 1225 Maritime PRT, Antioch, 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 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.

_____ Date: 5-7-2024
John Edward Domes

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, a Notary Public of said County and State, John Edward Domes, 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 07 day of May, 2024.

Alejandro Arellano
Comm.: HH 480921
Expires: Feb. 24, 2028
Notary Public - State of Florida

_____ Alejandro Arellano
NOTARY PUBLIC

My Commission Expires: Feb 24 2028

Certificate of Authenticity

I, Danielle Watson, 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 5/7/24.
Date

Danielle Watson
Affiant Signature

5/7/24
Date

State of TN
County of Williamson

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

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY