WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

Karen Johnson
Batch # 1133944
05/13/2024 09:45 AM
Fees: $13.00 Taxes: $1,036.00

Davidson County
DEEDWARR
2 pgs

20240513-0034966

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of May, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Edwin J. Ruano Vicenteno and Somsay Srilouangkhol	Edwin J. Ruano Vicenteno and Somsay Srilouangkhol	162-6-260
(NAME)	(NAME)	
117 Valley Green Drive	117 Valley Green Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240433

For and 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 acknowledged, I/we, **Walter E. Witt and Evelyn Denise Witt** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Edwin J. Ruano Vicenteno, a married man and Somsay Srilouangkhol, a married man**, 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. :

Certain real property situate in the 33rd Council District of Davidson County, Tennessee, and described as follows:

Being Lot No. 32, Valley Green, of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Walter E. Witt and Denise D. Witt by Warranty Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, DC, dated March 29, 1996 and filed of record in Book 10002, page 266, Register's Office for Davidson County, Tennessee.

Denise D. Witt, Evelyn Denise Witt and Evelyn D. Witt are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 117 Valley Green Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8 day of May, 2024

Walter E. Witt
Walter E. Witt

Evelyn Denise Witt
Evelyn Denise Witt

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Walter E. Witt and Evelyn Denise Witt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of May, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027