Karen Johnson Davidson County
Batch# 1134644 DEEDWARR
05/14/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $991.23
20240514-0035673

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $267,900.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**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: |
|---|---|---|
| **Antonio Rivas Aparicio**<br>**Norma Estela Rivas** | **SWBC Mortgage Corporation** | **04900025600** |
| **3437 Knight Dr** | 9311 San Pedro #100 | |
| **Whites Creek, TN 37189** | San Antonio, TX 78216 | |

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,

**Juan Antonio Huaracha and Martha Gonzalez Chavolla, husband and wife**

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

**Antonio Rivas Aparicio and Norma Estela Rivas, husband and wife**

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, on the Plan of Subdivision of part B.F. Sanders Land, not of record, described according to survey made by W.G. Omohundro, Surveyor, dated October 18, 1939, as follows:

Beginning in the center of Ewing Road at a point 350 feet South of B.F. Sanders original N.W. corner, said point being the corner Lots 7 and 8; thence with the line between said two lots, South 87" 30' East 170 feet; thence South 4" 45' West 50 feet to the corner of Lots 8 and 9; thence with the line between said two lots, North 87° 30' West 170 feet to the center of Ewing Road; thence with the center of said road, North 4" 45' East 50 feet to the beginning.

Being the same property conveyed to Juan Antonio Huaracha and Martha Gonzalez Chavolla, husband and wife, by Warranty Deed from Phillip C Sadler and Deona M Sadler, husband and wife, dated November 30, 2020, of record in Instrument No. 20201202-0139878, 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 3437 Knight Dr, Whites Creek, TN 37189.

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.

Juan Antonio Huaracha Date: 05/13/24
Juan Antonio Huaracha

Martha Gonzalez Chavolla Date: 05/13/24
Martha Gonzalez Chavolla

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Juan Antonio Huaracha and Martha Gonzalez Chavolla, 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 13th day of May, 2024.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

# Certificate of Authenticity

I, Renee Long, 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 5-13-24.

Date

Affiant Signature

5-13-24

Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 13th day of May, 2024.

Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER