Karen Johnson Davidson County
Batch# 1139508 DEEDWARR
05/24/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20240524-0038975

	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Eighty Thousand and no/100 Dollars ($1,080,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 24th day of May, 2024. Notary Public My commission expires: 06. 14. 25
(Notary Stamp)	

FAITH L LOWE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification No.:
Gabriel Alejandro Farias Madriaza & Ximena Del Carmen Campos Montoya	SAME AS NEW OWNER	128030D00100CO
536 E. Delp Road		
Lancaster, PA 17601		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Guerrier Development, LLC, a Tennessee limited liability company**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Gabriel Alejandro Farias Madriaza and Ximena Del Carmen Campos Montoya, husband and wife**, "Grantees", their heirs, successors, and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 7676 Sawyer Brown Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 7676 Sawyer Brown Road, a Horizontal Property Regime, of record in Instrument No. 20220329-0036442, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Slaughter, a single man, of record in Instrument No. 20220309-0026763, in the Register's Office of Davidson County, Tennessee, dated March 03, 2022 and recorded on March 09, 2022.

This is improved property identified as: **7674 Sawyer Brown Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2024and subsequent years, not yet due and payable. (2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220329-0036442, Register's Office of Davidson County, Tennessee. (3) Easement for Right of Way, recorded in Book 2105, Page 454. (4) Agreement for Installation of Grinder Pump Pressure Sewer System (District-Owned) as set forth in instrument recorded in Instrument No. 20230616-0046300, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind its successors and assigns, to warrant and forever defend the title to said property, to the said Grantees, their heirs, successors, and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 23 day of May, 2024.

Guerrier Development, LLC,
a Tennessee limited liability company

By:
Name: Elde Guerrier
Its: Member

By:
Name: DeLisa Guerrier
Its: Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elde Guerrier and DeLisa Guerrier** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of **Guerrier Development, LLC,** a Tennessee limited liability company, the within named bargainor, and that as such Members of Guerrier Development, LLC, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 23 day of May, 2024.

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

Commission Expires: 1-30-2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 May 24, 2024.

Custodian's Signature — 05/24/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of May 2024.

Notary Public

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 06/14/25