Karen Johnson Davidson County
Batch# 1141531 DEEDWARR
06/03/2024 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20240603-0040972

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2024.

Notary Public
My commission expires: 1/25/26

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:
Juan Palacios **Sonia Palacios**	Juan Palacios + Sonia Palacios	**16210000900**
504 Benzing Rd	2301 N. Rvad	
Antioch, TN 37013	Murfreesboro, TN 37130	

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,

Cesar Torres Vilchez, unmarried and M Elena Torres Herrera, unmarried

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

Sonia and Juan Palacios, wife and husband, as tenants in common with rights of survivorship.

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. 9, Plan of Brook View Estates, Section 1, of record in Plat Book 4460, Page 103, 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 Cesar Torres Vilchez and wife, M. Elena Torres Hernandez (sic), as tenants by the entirety, by Quitclaim Deed from Cesar Torres Vilchez, dated June 30, 2014, of record in Instrument No. 20140822-0076628, in the Register's Office for Davidson County, Tennessee. The Grantors have since divorced and are now both unmarried individuals. Oath is hereby made that the previous Warranty Deed incorrectly named M Elena Torres Hernandez, as Grantee, the correct name being M Elena Torres Herrera.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

24NT00078

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 504 Benzing Rd, 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:_____
Cesar Torres Vilchez

_____ Date 2/23/24
M Elena Torres Herrera

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cesar Torres Vilchez and M Elena Torres Herrera, 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 23rd day of February, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

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 504 Benzing Rd, 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.

Cesar Torres Vilchez Date: 2/23/24

Cesar Torres Vilchez

Date: 2/23/24

M Elena Torres Hernandez

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cesar Torres Vilchez and ~~M Elena Torres Hernandez~~, 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 23rd day of February 2024.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JULY 7, 2025

~~NOTARY PUBLIC~~

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Summer Barton 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 2/23/24 (date of document).

Summer Barton
Affiant Signature

4/12/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of April, 2024

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24