WARRANTY DEED

Karen Johnson Davidson County
Batch# 1145038 DEEDWARR
06/10/2024 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240610-0043132

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00.**

AFFIANT

SUBSCRIBED ~~AND~~ SWORN TO ME ON 6TH DAY OF JUNE, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, Hollingshead Title, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 2734-SSO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Oscar Olivia Florentino 243 Cedarview Drive Antioch, TN 37013	Same	173-01-0-088.00

For and in consideration of the sum of Three Hundred Fifty Thousand And 0/100 ($350,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

NICOLE E. DELGADO AND MANUEL DELGADO-NAVARRO, WIFE AND HUSBAND

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

OSCAR J. OLIVIA FLORENTINO, UNMARRIED MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 64, as shown on the map entitled the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Nicole E. Silver and Manuel Delgado-Navarro, wife and husband by Warranty Deed from Apple L. Vetvong, an unmarried woman of record in Instrument No. 20211228-0170481, dated December 23, 2021, and recorded December 28, 2021, Register's Office for Davidson County, Tennessee.

Nicole E. Silver now known as Nicole E. Delgado.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 243 Cedarview Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR NICOLE E. SILVER AND MANUEL DELGADO-NAVARRO to OSCAR OLIVIA FLORENTINO FOR THE TRANSFER OF PROPERTY LOCATED AT 243 CEDARVIEW DRIVE, ANTIOCH, TN 37013.]

Witness our/my hand on the 5 day of June, 2024.

Nicole E. Delgado

Nicole E. Delgado

Manuel Delgado-Navarro

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Manuel Delgado and Nicole Delgado, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of June, 2024.

Notary Public Bonnie Sue Marvin
My Commission Expires: 1/9/25

BONNIE SUE MARVIN
NOTARY PUBLIC
My Commission Expires on Jan 9, 2025
STATE OF DELAWARE

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 5, 2024 (date of document)

Regina Sullo

Affiant Signature

June 10, 2024

Date

State Of TN

County of Davidson

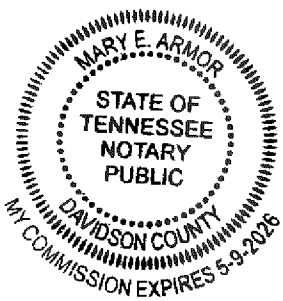
Sworn and subscribed before me this 10th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202406100043132