Karen Johnson Davidson County
Batch# 1145188 DEEDWARR
06/10/2024 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20240610-0043316

Warranty Deed

ERICKA GANNON WATERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 01, 2025
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $443,000.00.

Affiant

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

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cristian Molina	Rocket Mortgage, Inc	041-04-0-062.00
4033 Yoest Drive	1050 Woodward Ave	
Nashville, TN 37207	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGEL LOZADA AND BEVERLY LOZADA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRISTIAN MOLINA A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 20 on the Plan of Dalemere Subdivision, Section 2, as of record in Plat Book 2854, Page 133, Register's Office for said County. Said Lot No. 2 fronts 127.38 feet on the Easterly side of Yoest Drive and runs back between lines 315.66 feet on the Southerly side and 312.40 feet on the Northerly side to a dead line in the rear, measuring 127.41 feet thereon.

Being the same property conveyed to Angel Lozada and Beverly Lozada, Husband and Wife by Warranty Deed from Thomas L. Knight and Alaina M. Knight, Husband and Wife of record in Instrument No. 20160426-0040280 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4033 Yoest Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of May, 2024.

Angel Lozada

Beverly Lozada

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BREVARD

[✓] By Physical Presence
[ ] Online Notarization

Produced as Identification: DRIVER LICENSE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angel Lozada and Beverly Lozada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2024.

Patricia Arnaiz Chipoco
Notary Public

My Commission Expires: 03/10/27

PATRICIA ARNAIZ CHIPOCO
Notary Public - State of Florida
Commission # HH 363186
My Comm. Expires Mar 10, 2027
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/23/24 (date of document).

Affiant Signature

05/23/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 23rd day of May, 2024

Notary Public

My Commission Expires:

NOTARY'S SEAL

