Karen Johnson Davidson County
Batch# 1145710 DEEDWARR
06/11/2024 11:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240611-0043670

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	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 before me, this the 7th day of June, 2024. Notary Public My commission expires: 5.9.2026 (Affix Seal)
Fidelity Residential Solutions 89 Headquarters Plaza, Suite 1406 Morristown, NJ 07960 892218 M-C-00319891-1 - TO-20032 Tracey Haddad	MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Obed A. Arguijo Benitez 2925 Brantley Dr. Antioch, TN 37013	NAME: NEW OWNER
STREET ADDRESS:	STREET ADDRESS:
MAP & PARCEL NO.: 150-05-0-264.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cory James, a single man and Savannah Justus, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Obed A. Arguijo Benitez, a single man

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2925 Brantley Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 19th day of April, 2024.

x _____
Cory James

x Savannah Justus
Savannah Justus

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cory James, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 19th day of April, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-4-27

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Savannah Justus, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 19th day of April, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10-4-27

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Section 7, Cherry Hills of record in Plat Book 4660, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cory James, a single man and Savannah Justus, a single woman, tenants in common with right of survivorship by Warranty Deed from Amber E. Buker, a single person and Randall T. Pike, a single person, tenants in common with right of survivorship of record in Instrument No. 20190702-0064567 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 02, 2019.

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 April 19, 2024 (date of document)

Regina Sullo

Affiant Signature

June 11, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 11th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202406110043670