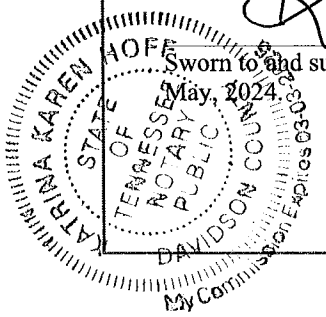
Karen Johnson Davidson County
Batch# 1146565 DEEDWARR
06/12/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240612-0044080

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

(Affiant)

Sworn to and subscribed before me this 22nd day of May, 2024.



This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Ezequiel Ambrosio & Teresa Acevado
4493 Algonquin Trail
Antioch, TN 37013

Send Tax Bills To:
new owner

Map & Parcel No: 162-03-0-401.00

WARRANTY DEED

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 LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Batende Ombeni, and Judith Kanyere, Husband and Wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Ezequiel Hernandez Ambrosio and Teresa Rios Acevado, A Married Couple, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Haywood Hills, Section 5 of record in Plat Book 4675, Pages 143 and 144, 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 Lok Prasai, married by Warranty Deed from Jerry D. Gifford and Jane W. Gifford, husband and wife of record in Instrument No. 20161019-0110474 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

Being the same property conveyed to Batende Ombeni and Judith Kanyere, husband and wife by Warranty Deed from Lok Prasai, married Karna Maya Prasai of record in Instrument No. 20220525-0060575 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 25, 2022.

24NT 00455

This is __X___ improved _____ unimproved property also known as 4993 Algonquin Trail, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of May, 2024.

_____(SEAL)
Batende Ombeni

_____**(SEAL)**
Judith Kanyere

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of May, 2024, before me personally appeared **Batende Ombeni, and Judith Kanyere**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2024.

_____
Notary Public:
My commission expires: 02-20-28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

File No. 2024-676

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 5/22/24 (date of document).

Summer Barton
Affiant Signature

6/12/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of June, 2024

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON