Karen Johnson Davidson County
Batch# 1152942 DEEDWARR
07/01/2024 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240701-0049221

# WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-22-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0326

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Carlos Mario Guevara Renderos and Gicela Karina Hernandez Lara | Wilson Bank and Trust | Map: 148080A00700CO |
| (NAME)<br>220 Aldwych Way | (NAME)<br>623 West Main Street | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Lebanon, TN 37088 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**COVINGTON FAMILY REVOCABLE LIVING TRUST DATED SEPTEMBER 19, 2007 AND AMENDED ON NOVEMBER 12, 2015,**

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

**CARLOS MARIO GUEVARA RENDEROS AND GICELA KARINA HERNANDEZ LARA, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 7 on the Plan of Quiet Creek, Phase 1, according to record in Instrument No. 20020628-0078282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Covington Family Revocable Living Trust, dated September 19, 2007, Everett S. Convington and Martha A. Covington, Trustors and/or Trustees, by deed from Everett S. Covington and Martha A. Covington, of record in Instrument No. 20071206-0141447, dated November 7, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020628-0078282, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6213, Page 659, Book 7043, Page 228, Book 7043, Page 231 and Book 7760, Page 890, Register's Office for said County (4) Agreed Order of Possession of record in Book 6813, Page 456 and Book 6813, Page 459, in the Register's Office for Davidson County, Tennessee (5) Charter of Homeowners Association of record in Instrument No. 20030114-0005586, in the Register's Office for Davidson County, Tennessee (6) Agreement to Become Member of Homeowners Association of record in Instrument No. 20030124-0010182, in the Register's Office for Davidson County, Tennessee (7) Storm Water Detention Agreement of record in Instrument No. 20020307-0028886, in the Register's Office for Davidson County, Tennessee (8) Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument No. 20030122-0008973, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20030122-0008972, amended in Instrument No. 20030624-0086850, Instrument No. 20030124-0010181, Register's Office for

said County.

unimproved ☐
This is improved ☒ property, known as 220 Aldwych Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 28th day of June, 2024.

Covington Family Revocable Living Trust

BY: _____ Successor Trustee
Lauren E. Covington
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lauren E. Covington, Successor Trustee of the Covington Family Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Successor Trustee, of the Covington Family Revocable Living Trust, and that he/she as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Lauren E. Covington, as Successor Trustee.

Witness my hand and official seal this 28th day of June, 2024.

My commission expires: 3.3.26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Certification of Recorded Documents**

I, Tameika Jones, 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 28, 2024.

Tameika Jones
(AFFIANT) – Tameika Jones

06/28/2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 28th day of June, 2024.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON