This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-3542-LB

Karen Johnson Davidson County
Batch# 1155363 DEEDWARR
07/08/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240708-0050937

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2024.

Notary Public
My Commission Expires: MY COMM. EXPIRES JUNE 23, 2026

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eman Saleh 104-38 Francis Lewis Blvd Queens Village, NY 11429	First Community Mortgage, Inc. 275 Robert Rose Drive, Suite 200 Murfreesboro, TN 37129	133 12 0 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cristino Recendis, a married person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eman Saleh, a married woman**, 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. 97 on the Plan of WINDSOR PARK, as of record in Plat Book 3600, Page 64, Register's Office for said County.

Said Lot No. 97 fronts 78 feet on the Easterly side of Benita Drive and extends back 159.62 feet on the Southerly side and 147.60 feet on the Northerly line to a dead line measuring 61.1 feet thereon.

Being the same property conveyed to Cristino Resendis, a married person, by Warranty Deed from Elsie C. Beasley, of record in Instrument No. 20110119-0005125, in the Register's Office of Davidson County, Tennessee, dated January 14, 2011, and recorded on January 19, 2011. Also see Scrivener's Affidavit of record in Instrument No. 20110622-0047908, Register's Office of Davidson County, Tennessee.

Sara Fuentes Gutierrez joins in the execution of this instrument to convey any and all marital rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **426 Benita Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2024.

GRANTOR:

Cristino Recendis
Cristino Recendis

Sara Fuentes Gutierrez
Sara Fuentes Gutierrez

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cristino Recendis and Sara Fuentes Gutierrez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2024.

Deborah Bissell
Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 3, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

July 3, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

