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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240547875**<br><br>Karen Johnson Davidson County<br>Batch# 1158410 DEEDWARR<br>07/16/2024 08:30:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,535.50<br>20240716-0053235 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of July, 2024.<br><br>Notary Public<br>My Commission Expires: 10/16/24<br><br>TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Emmanuel C. Cabrera-Ramirez and<br>Monica G. Mireles-Corona<br>2351 Somerset Valley Drive<br>Antioch TN 37013 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>173-06-0B-069.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip J. Masters and Caroline Clarkson Masters, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emmanuel Custodio Cabrera Ramirez and Monica G. Mireles-Corona, a married couple**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 69, as shown on the map entitled Phase One Cambridge Park at Barnes Road Subdivision, of record in Instrument No. 20120912-0082696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PHILIP J. MASTERS AND CAROLINE CLARKSON MASTERS, HUSBAND AND WIFE, by deed from BRANDON H. RICHMOND AND WIFE, BRANDI LEIGH RICHMOND, of record in Instrument No. 20180410-0033642, dated April 6, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 173-06-0B-069.00 CO.

Matters shown on the Plan of record in Instrument No. 20120912-0082696, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130702-0068358 and amended in Instrument No. 20151208-0123306, said Register's Office.

Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20160112-0003005, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071227-0147964, said Register's Office.

Rules and Regulations of record in Instrument No. 20221010-0110981, said Register's Office.

This is improved property located at 2351 Somerset Valley Drive Antioch TN 37013

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of July, 2024.

Philip J. Masters

Caroline Clarkson Masters

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip J. Masters and Caroline Clarkson Masters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2024.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

# Certificate of Authenticity

I, Joshua A. Terry, 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 7/8/24.

Affiant Signature – Joshua A. Terry

7/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/15/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27