Karen Johnson Davidson County
Batch# 1164595 DEEDWARR
07/31/2024 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240731-0058036

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Central Tennessee Home Buyers, LLC, a Tennessee Limited Liability Company,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Gregorio Camaja Teletor, a married man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 12, Blair Manor Subdivision, as shown on plat of record in Plat Book 3106, Page 100, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Central Tennessee Home Buyers, LLC by deed of record in Instrument No. 20230531-0041073, Register's Office of Davidson County, Tennessee.

Map & Parcel: 33-11-0-31

Property Address: 211 Edgebrook Road, Goodlettsville, TN 37072

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24 day of **June, 2024**.

Central Tennessee House Buyers, LLC., A Tennessee Limited Liability Company

Jayson Schrank, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF Macon

Personally appeared before me, the undersigned, Jayson Schrank, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the authorized signer for **Central Tennessee House Buyers, LLC., A Tennessee Limited Liability Company** and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 24 day of **June, 2024.**

Notary Public

My commission expires:
1/25/26

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$345,000.00.**

Affiant

WITNESS my hand, at office, this 30th day of **June, 2024.**

Notary Public

My commission expires:
1/19/2025

NEW PROPERTY OWNERS:

Gregorio Camaja Teletor
211 Edgebrook Rd.
Goodlettsville, TN 37072

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7.24.2024 (date of document).

Affiant Signature

7.24.2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY