Karen Johnson Davidson County
Batch# 1164977 DEEDWARR
08/01/2024 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240801-0058542



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~

Affiant

Subscribed and sworn to before me, this 31 day of July, 2024.

Notary Public
My commission expires: 11-17-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Mario Ernesto Hernandez Alfaro	**Texas National Bank**	**150140B01300CO**
4529 Hamilton Lane	**4155 Crosspoint Blvd**	
Antioch, TN 37013	**Edinburg, TX 78539**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Javier Garrido, a married man

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

Mario Ernesto Hernandez Alfaro and Marta Liliam Gomez De Hernandez, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 13, Hamilton Church Subdivision, Phase I, of record in Instrument No. 20050831-0104380, as corrected in Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Javier Garrido, by Warranty Deed from Henry L Conger and wife, Vicki J Conger, dated March 20, 2015, of record in Instrument No. 20150325-0025692, in the Register's Office for Davidson County, Tennessee. Said property was never the marital residence, therefore the spouse of the Grantor does not enter into the execution of his instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4529 Hamilton Lane, Antioch, TN 37013.

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 in 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.

Javier Garrido Date: 7-31-24

Javier Garrido

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Javier Garrido, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of July, 2024.

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 11-17-24

Certificate of Authenticity

I, Anna Rowland, 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

7-31-24
Date

Affiant Signature

7-31-24
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 31 day of July, 20 24

Notary's Signature
My Commission Expires: 11-17-24

Notary's Seal (if on paper)

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY