Karen Johnson Davidson County
Batch# 1167115 DEEDWARR
08/12/2024 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240812-0060057

After Recording Return To and:
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$460,000.00**

Subscribed and sworn to before me this _____ day of August, 2024.

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/23/2025 RUTHERFORD COUNTY

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Olga Rosas Calderon & Julio Cesar Cortez Estrada **713 Ellie Drive** **Madison, TN 37115**	First American Mortgage Solutions c/o CMG Mortgage Solutions MS: 161-E 1795 International Way Idaho Falls, ID 83402	**043-06-0A-016.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Paradise Properties, a Tennessee General Partnership** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Olga Rosas Calderon and Julio Cesar Cortez Estrada, wife and husband**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16, as shown on the map entitled Final Plat Amqui Place, Section Two, of record in Instrument No. 20170118-0005631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to PARADISE PROPERTIES, LLC, by deed from PEGGY MAYO BAILEY AND JUDY MAYO KEELS AND BOBBIE MAYO PATTERSON, of record in Instrument No. 20070214-0018667, dated February 13, 2007, said Register's Office. The said Paradise Properties, LLC, a Tennessee Limited Liability Company, converted to Paradise Properties, a Tennessee General Partnership, effective as of December 31, 2009. See Acknowledgement of Conversion of record in Instrument No. 20091230-0118502, said Register's Office.

This is improved property known as: 713 Ellie Drive, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 1st day of August, 2024.

PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By: James L. Paradise, Jr.
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **Devin Freeman Park**, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **James L. Paradise, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing partner of **Paradise Properties, a Tennessee General Partnership**, the within name bargainor, and that he, as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the entity by himself as managing partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of August, 2024.

NOTARY PUBLIC
My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Certificate of Authenticity

I, Amanda Mayner, 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

August 1, 2024.

Date

Amanda Mayner

Affiant Signature

August 6, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of August, 2024.

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON