Karen Johnson Davidson County
Batch# 1169267 DEEDWARR
08/14/2024 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240814-0062215

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 1ST day of AUGUST, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: David Chacon, and Abigail Chacon 4052 Farmingham Woods Drive, Hermitage, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 087-05-0A-130.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUBEN TEODOSIU AND CAMELIA DERUSETA TEODOSIU, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID CHACON, AND ABIGAIL CHACON, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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 No. 158, Farmingham Woods, Phase III, A Planned Unit Development, as shown on Plat of record in Plat Book 7900, page 554 Register's Office for said County, to which reference is made for a more complete description.**
>
> **Being the same property conveyed to Ruben Teodosiu and Camelia Deruseta Teodosiu by Deed dated May 5, 2016 from Virginia I. Trif, recorded May 10, 2016, in Instrument Number 201605100046270, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **4052 Farmingham Woods Drive, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 1 day of August, 2024.

RUBEN TEODOSIU

CAMELIA DERUSETA TEODOSIU

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruben Teodosiu and Camelia Deruseta Teodosiu**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of September 2024.

TONY GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Notary Public
My Commission Expires: 10/4/2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 _____ (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this day of _____, _____.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

