Karen Johnson Davidson County
Batch# 1172995 DEEDWARR
08/21/2024 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20240821-0064316

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3479

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of August, 2024

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Santiago Razo Estrada 5700 Cane Ridge Road Antioch, TN 37013	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	174-11-0-001.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Nathan P. Nelson and Cheryl Nelson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Santiago Razo Estrada, a married man

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. 1 on the Plan of Final Plat Nelson Subdivision, a RS2C Minor Subdivision of record in Plat at Instrument No. 20120606-0049442, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Richard Nelson, a married man, by Warranty Deed from Margaret K. Gilmore, unmarried, of record in Instrument No. 20100809-0062461 Register's Office for Davidson County, Tennessee, dated July 20, 2010 and recorded on August 09, 2010.

Being the same property conveyed to Dora L. Mobley and Nathan P. Nelson, joint tenants with rights of survivorship, by Warranty Deed from Richard Nelson, a married man, of record in Instrument No. 20140717-

0063244 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 17, 2014.

Being the same property conveyed to Nathan P. Nelson, unmarried, by Quitclaim Deed from Dora L. Mobley, unmarried, of record in Instrument No. 20210623-0084932 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on June 23, 2021.

Being the same property conveyed to Nathan P. Nelson and Cheryl Nelson, husband and wife, as tenants by the entirety, by Quit Claim Deed from Nathan P. Nelson, a married man who took title as an unmarried man, of record in Instrument No. 20211217-0166908 Register's Office for Davidson County, Tennessee, dated December 6, 2021 and recorded on December 17, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5700 Cane Ridge Road, 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 so 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 is 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.

Dated this the 16th day of August, 2024.

Nathan P. Nelson

Cheryl Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2024, before me personally appeared Nathan P Nelson and Cheryl Nelson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of August, 2024.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

WARRANTY DEED

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 8/16/24.

Affiant Signature – Joshua A. Terry

8/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/20/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27