Karen Johnson Davidson County
Batch# 1174613 DEEDWARR
08/26/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240826-0065586

WARRANTY DEED

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 THE 19TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/22/24
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0437

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Veronica Sarai Perdomo Patino and Victor Julio Perdomo Sanchez	New Owner	Map: 176050A08600CO
(NAME) 6637 Shadyview Dr	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLY LYNN MCCARTHY, AN UNMARRIED WOMAN,

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

VERONICA SARAI PERDOMO PATINO a married woman **AND VICTOR JULIO PERDOMO SANCHEZ**, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 285 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Page 884, 885, 886, 887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kimberly Lynn McCarthy an unmarried woman, by deed from Peter A. Traversa and wife Nancy M. Traversa, of record in Book 11672, Page 873, dated September 21, 1999, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 885-887, said Register's Office: (3) Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee: (4) Easement for Transmission Lines to USA of record in Book 9632, Page 973, in the Register's Office for Davidson County, Tennesse: (5) Water Mains Easement of record in Book 8169, Page 588, in the Register's Office for Davidson County, Tennessee: (6) Sanitary Sewer Easement of record in Book 4435, Page 20, Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 618, Book 8169, Page 564, Book 8169, Page 571 and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee: (7) Agreement for Sewer Taps of record in Book 5935, Pages 707-719, Book 6008, Page 756 and Book 6252, Page 270, in the Register's Office for Davidson County, Tennesse: (8) Rules and Regulations of record in Instrument No. 20010614-0062709 and Instrument No. 20011015-0111957, in the Register's Office for Davidson County, Tennessee: (9) PUD Boundary of record in Plat Book 6900, Page 884, in the Register's Office for Davidson County, Tennessee: (10) Charter for Homeowners Association of record in Book 7857, Page 87, Book 7876, Page 67 and Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee: (11) Quitclaim Deed for Open Space to Homeowners Association of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee: (12) Easement to Tennessee Power Company for TVA Lines of record in Book 437, Page 24 and Book 437, Page 39, in the Register's Office for Davidson County, Tennessee: (13)

Ingress and Egress Easement of record in Book 4725, Page 961, in the Register's Office for Davidson County, Tennessee: (14) Deed of Conveyance for Water and Sewer to Metropolitan Government of Nashville and Davidson County of record in Book 5055, Page 441, in the Register's Office for Davidson County, Tennessee (15) Easement to Nashville Gas Company of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 915 and Book 6079, Page 356, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9678, Page 187, amended in Book 9764, Page 44 and Book 11180, Page 802, Book 9674, Page 44, amended in Book 9678, Page 213, Instrument No. 20001207-0120450, Instrument No. 20010614-0062710 and Instrument No. 20031010-0150800, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6637 Shadyview Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hands this 19th day of August, 2024.

Kimberly Lynn McCarthy

STATE OF FLORIDA
COUNTY OF BAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Lynn McCarthy, 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 and official seal this, 19th day of August, 2024.

My Commission Expires: 11/27/2027

Notary Public

ID produced: drivers license

SHAUVON POWELL
Notary Public · State of Florida
Commission # HH 467340
My Comm. Expires Nov 27, 2027
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/19/24 (date of document).

Affiant Signature

8/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

