WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179632 DEEDWARR
09/10/2024 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20240910-0069774

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0494

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Juan Vazquez Ibarra	New Owners	Map: 150-16-0B-026.00CO
(NAME) 5805 Tru Long Ct.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($379,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARCOS MALDONADO HERNANDEZ AND WIFE, CARLA FRANCESCA CADENAS MOLINA,

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

JUAN VAZQUEZ IBARRA AND CARMEN HORTENCIA PEREZ LOPEZ, HUSBAND AND WIFE,

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 all of Lot No. 26, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Marcos Maldonado Hernandez and wife, Carla Francesca Cadenas Molina, by deed from Marcos Maldonado Hernandez, of record in Instrument No. 20140116-0004616, dated January 15, 2014, 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 Instrument No. 20040702-0079028, said Register's Office; (3) Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions recorded in Instrument No. 20040818-0100034, amended in Instrument No. 20040831-0105141, amended in Instrument No. 20041209-0146798, Register's Office for said County; (4) Charter for Homeowners Association of record in Instrument No. 20040818-0100033, in the Register's Office for Davidson County, Tennessee; (5) Deed of common areas to Homeowners Association of record in Instrument No. 20040827-0103988, in the Register's Office for Davidson County, Tennessee; (6) Sewer Easement of record in Instrument No. 20050131-0011052, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Instrument No. 20040317-0030287, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5805 Tru Long Ct., 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 9th day of September, 2024.

Marcos Maldonado Hernandez

Carla Francesca Cadenas Molina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcos Maldonado Hernandez and Carla Francesca Cadenas Molina, 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 9th day of September, 2024.

My Commission Expires: 1/24/28

Notary Public

PAMELA WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 September 9 2024.

Affiant Signature

9/9/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of September 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY