Karen Johnson Davidson County
Batch# 1180423 DEEDWARR
09/11/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20240911-0070172

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $322,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of September, 2024.

NOTARY PUBLIC

My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rodolfo Rivera Arredondo and Alejandra Lizeth Guerrero Herrera	New Owner	15003022000
(NAME)	(NAME)	
207 Calypso Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Samuel B. Bramley and Rebekah A. Bramley, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rodolfo Rivera Arredondo and Alejandra Lizeth Guerrero Herrera, a married couple**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County Tennessee being Lot No. 72 on Plan of Section Two, Harbor Landing of record in Book 6250, Page 352, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel B. Bramley and Rebekah A. Bramley, husband and wife, by deed from Leslie Pearson and Alisa Pearson of record in Instrument No. 20171128-0121052, dated November 17, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 207 Calypso Ct., Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of September, 2024.

Samuel B Bramley by Rebekah A Bramley attorney in fact

Samuel B. Bramley by Rebekah A. Bramley
his attorney-in-fact

Rebekah A Bramley

Rebekah A. Bramley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebekah A. Bramley, the herein bargainor, 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 the 10th day of September, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Rebekah A. Bramley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Samuel B. Bramley and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 202409110070171 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 10th day of September, 2024.

Notary Public
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Uzzi Hahn, 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 9/10/24.

Date

Affiant Signature

9/10/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 10th day of September, 2024.

Notary's Signature

My Commission Expires: –

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028