WARRANTY DEED

Karen Johnson Davidson County
Batch# 1180436 DEEDWARR
09/11/2024 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240911-0070192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-21-28
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mariana Bedoya Pulgar Vidal	Truist Bank	160 16 0B 089.00
(NAME) 6143 Brentwood Chase Drive	(NAME) 1001 Semmes Avenue	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Carlos G. Grijalva and Cyndya A. Shibao, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mariana Bedoya Pulgar Vidal, an unmarried woman**, hereinafter called the Grantee, her 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. 113 on the Plan of Revision One, Section One, Brentwood Chase of record in Book 9700, Page 936-941, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cyndya A. Shibao and husband, Carlos G. Grijalva from Paul B. Johnson, married by Warranty Deed dated February 8, 2008 and recorded on February 13, 2008, in Instrument No. 20080213-0014647, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 6143 Brentwood Chase Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 10th day of September, 2024.

Carlos G. Grijalva

Cyndya A. Shibao

STATE OF TENNESSEE
COUNTY OF DAVIDSON

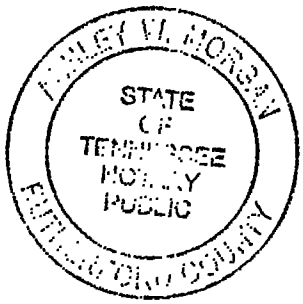
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Carlos G. Grijalva and Cyndya A. Shibao, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person 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: 2.21.28

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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 10, 2024.

Date

Affiant Signature

September 11, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON