WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182489 DEEDWARR
09/17/2024 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240917-0071966

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 1-6-25.

(AFFIX SEAL)

MST 2024-1186

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Gamboa Aquino and Irvin Jariel Vasquez Escobar	New Owners	175-02-0G-037.00-CO
(NAME)	(NAME)	
4119 Saddlecreek Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Abigail Andrews, married, who took title as Abigail Yann,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Gamboa Aquino and Irvin Jariel Vasquez Escobar,** _____, 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:

Being all of Unit No. 6101, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record on Exhibit showing in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description.

Being the same property conveyed to Abigail Yann, an unmarried woman by Warranty Deed from Hope G. Antal, a single woman of record in Instrument No. 20220407-0040138 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 07, 2022. Abigail Yann having since been married, is one and the same and now known as Abigail Andrews.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20190820-0083637, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190502-0040940 and amended in Instrument

Number 20190502-0040941 and also in the Amended and Restated Declaration of Covenants, Conditions and Restriction in Instrument Number 20070920-00112646, Instrument Number 2010122-0143334, Instrument Number 20080710-0071087, Instrument Number20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and Instrument Number 20140207-0011094 and Instrument No. 20201120-0136581, Register's Office for Davidson County, Tennessee. HOA Fines of record in Instrument Number 20201103-0128180, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20060307-0026092, in the Register's Office for Davidson County, Tennessee. Easement to Colonial Pipeline Co. of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee. Easement to Tennessee Telephone Co. of record in Instrument Number 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130102, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4119 Saddlecreek Way, Antioch, TN 37013
(House Number) (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 my/our hand(s) this 20 DAY OF AUGUST, 2024.

Abigail Andrews

Trey Andrews joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

Trey Andrews

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Abigail Andrews and Trey Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of August, 2024.

Notary Public

My commission expires: 4-8-2028

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(SEAL)

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 August 20, 2024.

Affiant Signature

8/20/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY