WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190676 DEEDWARR
10/07/2024 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241007-0077590

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 11-26-27
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Joaquin Ortega Hernandez and Alba L. Echeverria Ayala	New Owner	38-65
(NAME)	(NAME)	
3660 Alessio Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241546

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, I/we, **Mike LaBorg, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joaquin Ortega Hernandez and Alba L. Echeverria Ayala, a married couple**, 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. :

Certain real property situate in the 1st Councilmanic District of Davidson County, Tennessee, and described as follows, to wit:

BEING Lot No. 1, on the Minor Final Plat of LaBorg's Ridge Property, of record in Instrument No. 20231004-0078257, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the property conveyed to Mike LaBorg by Warranty Deed from Esther Joy Anglin and Joseph Lee Boykin, Jr. and Kay Wright, Executrix of the Deborah G. Boykin Estate, dated July 23, 2021 and filed of record in Instrument No. 20210727-0100713, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of the grantor.

Unimproved ☐

This is improved ☒ property, known as 3660 Alessio Road, Whites Creek, TN 37189
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of September, 2024

Mike LaBorg

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mike LaBorg, 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, at office, this 4th of September, 2024.

Notary Public
My Commission Expires:

KIM DESERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Tennessee Certification of Electronic Document

I, Summer Bartm 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 9/4/24 (date of document).

Summer Bartm
Affiant Signature

10/5/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5TH of OCTOBER, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON