This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1190930 DEEDWARR
10/08/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241008-0077939

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, I, **JOSE O COLON, A MARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANYA REYES SANDOVAL AND JOSE CASTILLO HERNANDEZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 140, ON THE PLAN OF DEBRA HEIGHTS, SECTION TWO, OF RECORD IN PLAT BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSE O. COLON, UNMARRIED BY WARRANTY DEED FROM PHILLIP R. EVANS, UNMARRIED OF RECORD IN BOOK 10694, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 21, 1997 AND RECORDED ON NOVEMBER 24, 1997.

JOSEFINA COLON, SPOUSE OF THE GRANTOR HEREIN JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE IN THE SUBJECT PROPERTY.

This is improved property known as 720 REEVES RD, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of September, 2024.

JOSE O COLON

JOSEFINA COLON

STATE OF TN
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSE O COLON and JOSEFINA COLON, the within named bargainors, 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.

DONE at offices in Clarksville, Tennessee, on this the 30 day of September, 2024.

Notary Public
My Commission Expires: 8-16-26

CAITLIN SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2024.

NOTARY PUBLIC
My commission expires 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address New Owner(s) as follows:
TANYA REYES SANDOVAL AND JOSE CASTILLO HERNANDEZ,
720 Reeves Rd
Antioch, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 149 13 0 011.00

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 October 7, 2024.

Custodian's Signature — 10/7/24 date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this October 7, 2024.

Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD