This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23287-DJ

Karen Johnson Davidson County
Batch# 1192978 DEEDWARR
10/11/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20241011-0079070

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $418,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2024.

Notary Public
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

24NT01016

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elias Hernandez Manzano and Maria Asela Sanchez Ocampo 513 Janice Dr Antioch, TN 37013	New Owner	162-10-0-078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, we, **Joshua A. Boren and Autumn L. Boren, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elias Hernandez Manzano, and Maria Asela Sanchez Ocampo, husband and wife** hereinafter called the Grantee(s), their 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 all of Lot No. 78, Section 1, Brook View Estates, according to survey and plat of same appearing of record in Book 4460, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua A. Boren and Autumn L. Boren, husband and wife by Warranty Deed from Veysi Kestay, a married man, dated July 15, 2021, recorded July 16, 2021, of record in Instrument No. 20210716-0096160, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **513 Janice Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2024.

GRANTOR:

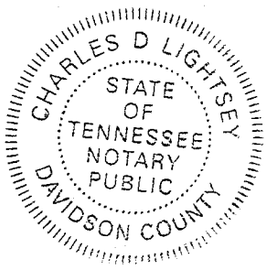
Joshua A. Boren

Autumn L. Boren

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua A. Boren and Autumn L. Boren, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of October, 2024.



Notary Public
My Commission expires: 3/3/26

202410110079070

Tennessee Certification of Electronic Document

I, Summer Barton 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 10-3-2024 (date of document).

Summer Barton
Affiant Signature

10-11-2024
Date

State of Tennessee
County of Davidson

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

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON