#17398

Karc... Johnson — Davidson County
Batch # 1194114 — DEEDWARR
10/16/2024 10:14:02 AM — 2 pgs
Fees: $13.00 Taxes: $1,147.00

20241016-0080141

Return To:
Advantage Title and Escrow, Inc.
1321 Murfreesboro Pike Suite 823
Nashville TN 37217

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240900090

WARRANTY DEED

KASEY KELCHNER — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY — My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$310,000.00

Tania Rodriquez Dominquez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osmeide Medina Prieto **and Tania Rodriquez Dominquez** **128 Rader Dr.** **Antioch, TN 37013**	Pinnacle Bank 150 3rd Ave S. Ste 1000 Nashville TN 37201	**148-07-0-088.00**

FOR AND IN 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,

Santiago Ceballos Santana and Maria Saucedo, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Osmeide Medina Prieto, an unmarried man and Tania Rodriquez Dominquez, an unmarried woman as tenants in common with right of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being all of Lot Number 837, Section Eight, Cherokee Hills, of record in Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Santiago Ceballos Santana, married by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 5/25/2012 and recorded 5/29/2012 in Instrument No. 20120529-0046090, Register's Office for Davidson County, Tennessee.

The undersigned Maria Saucedo, spouse of Santiago Ceballos Santana joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **128 Rader Dr., Antioch, TN 37013**
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 our hands this 15th day of October, 2024.

Santiago ceballos Santana
Santiago Ceballos Santana

Maria Saucedo
Maria Saucedo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Santiago Ceballos Santana and Maria Saucedothe bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 15th day of October, 2024.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025