Karen Johnson Davidson County
Batch# 1195017 DEEDWARR
10/17/2024 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,566.95
20241017-0080615

WARRANTY DEED

Jennifer Davis
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 8.19.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roberto Enrique Ponce	NEW OWNER	162060B00200CO
(NAME)	(NAME)	
242 Delvin Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Zindan Berwary, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roberto Enrique Chong Ponce, a married man,** 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:

Land in Davidson County, Tennessee, being Unit B on The Cottages at 5138 Tusculum Court as established by the Declaration of Covenants, Conditions and Restrictions for the Cottages at 5138 Tusculum Court, a Horizonal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(b), of record in Instrument Number 20230901-0068653, and amended in Instrument Number 20230922-0074532, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the property conveyed to Zindan Berwary by deed from Thomas A. Nesbit, unmarried, and Katarzyna Nizki, unmarried, as joint tenants with right of survivorship, of record in Instrument Number 20221207-0127529, said Register's office.

This property is not a marital residence of the granotrs.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 242 Delvin Dr., 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 hands this 15th day of October, 2024.

Zindan Berwary

State of Tennessee
County of Davidson

Personally appeared before me Zindan Berwary, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 17401

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

Tennessee Certification of Electronic Document

I, Jennifer Harris, 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 10.15.24 (date of document).

Affiant Signature

10.15.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2023.

Richelle B. Montgomery
Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

