WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195699 DEEDWARR
10/18/2024 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20241018-0081149

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17~~TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/a/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose Nieto Quintana and Erkia Nieto Quintana	New owners	Parcel ID: 018 16 0 212.00 and
(NAME) 204 Graves Rd.	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Sandra Elias and Peter Elias, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose Nieto Quintana, a married man and Erkia Nieto Quintana, a married woman**, 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 the 10th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Graves Street Subdivision, of record in Plat Book 8250, page 488, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Further being the same property conveyed to Sandra Elias and Peter Elias from Anziel Kent Nash, a single man by Warranty Deed dated June 14, 2024 and recorded on June 18, 2024 in Instrument No. 20240618-0045801, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded July 30, 2024 in Instrument No. 20240730-0057469 to correct maximum principal indebtedness.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 204 Graves Rd., Goodlettsville, TN 37072

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 17th day of October, 2024

S. Elias

Sandra Elias

P. Elias

Peter Elias

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sandra Elias and Peter Elias, wife and husband, 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 and official seal, this the 17th day of October, 2024.

Katherine Warren

Notary Public

My Commission Expires: 3/22/26

(SEAL)



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/17/24 (date of document).

Jennifer Russell
Affiant Signature

10/17/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

