RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-25347-24

Karen Johnson Davidson County
Batch# 1198307 DEEDWARR
10/25/2024 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20241025-0083082

WARRANTY DEED

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2024.

NOTARY PUBLIC

My commission expires: September 28, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar Martinez Herrera *et ux* 3904 Bryce Road Nashville, Tennessee 37211	Same address as new owner	172-15-0A-144-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars ($499,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MAURICE KNECHT, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CESAR MARTINEZ HERRERA AND CARMEN ALINA SUAREZ MEDINA, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee and being Lot No. 171 on the Plan of Section Nine, Holt Woods, of record in Book 9700, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maruice Knecht, a single man, as sole ownership, from Jose Marie Alea and Teresa Dommer Alea by Warranty Deed dated May 10, 2023 and recorded May 8, 2023 in Instrument #20230510-0034837, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 3904 Bryce Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and which taxes are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 24th day of October, 2024.

GRANTOR:

Maurice Knecht

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, a Notary Public, Maurice Knecht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of October, 2024.

NEREIDA M SIU
Notary Public - State of Florida
Commission # HH 372085
My Comm. Expires Mar 9, 2027
Bonded through National Notary Assn.

Notary Public

NEREIDA M SIU
Printed Notary Name

My commission expires: 03/09/2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 24, 24 (date of document).

Jennifer L. Pennell

Oct 25, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

