Karen Johnson Davidson County
Batch# 1202353 DEEDWARR
11/06/2024 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241106-0086313



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2024.

Notary Public

My Commission Expires: 8/19/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows: Jomar Laporte	Send Tax Bills to: NEW OWNER	Map-Parcel No.(s): 149-13-0-031.00
4809 Bowfield Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marco Antonio Martinez, an unmarried man and Yovanni Alejandro Martinez Rodriguez, an unmarried man

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

Jomar Laporte

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

LAND in Davidson County, Tennessee, being Lot No. 184 on the Plan of Debra Heights Subdivision, Section 2, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, and amended in Book 3977, Page 632, said Register's Office.

Said Lot No. 184 fronts 75.0 feet on the westerly margin of Bowfield Drive and runs back between lines measuring 153.76 feet on the southerly line and 149.57 feet on the northerly line, to a dead line in the rear measuring 75.12 feet.

BEING the same property conveyed to Marco Antonio Martinez, an unmarried man, and Yovanni Alejandro Martinez Rodriguez, an unmarried man, tenants in common with rights of survivorship, by Quitclaim Deed from Marco Antonio Martinez and Yovanni Alejandro Martinez Rodriguez, who acquired title as Yovanni Alejandro Martinez Rodiguez, dated 9/14/2021 and recorded 7/27/2022 in Instrument No. 20220727-0085628; and being the same property

previously conveyed to Marco Antonio Martinez, an unmarried man, and Yovanni Alejandro Martinez Rodiguez, an unmarried man, tenants in common with rights of survivorship, by Warranty Deed from Leticia Alcazar, an unmarried woman, dated 2/7/2020 and recorded 2/11/2020 in Instrument No. 20200211-0015727, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Restrictive Covenants of record in Book 3949, Page 404; all existing easements and all other matters shown on plat of record in Book 3700, Page 39, as amended in Book 3977, Page 632, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4809 Bowfield Drive, 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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 hand(s) this 31st day of October, 2024.

Marco Antonio Martinez

Yovanni Alejandro Martinez Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Marco Antonio Martinez and Yovanni Alejandro Martinez Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

Notary Signature
My commission expires: 8/19/2028

ANGIE VALENTINI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2028

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 10-31-24 (date of document).

Affiant Signature

11-5-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of November, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

