Karen Johnson Davidson County
Batch# 1203018 DEEDWARR
11/08/2024 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20241108-0087336

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2024.

(Affix Seal) KINA RENEE LONG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Notary Public

My Commission Expires: 01-20-2024

Enamorado-T24-070

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Carlos Hernandez Enamorado and Saira Borja	New Owner	034 09 0 038.00
304 Marita Avenue		
Goodlettsville, TN 37072		

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, I/we, **New Miracle, LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Carlos Hernandez Enamorado and Saira Borja, husband and wife**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 26 on the Plan of Gateway, Section 1, as of record in Book 33000, Page 39 and 40, Register's Office for said County. Said Lot No. 26 fronts 64 feet on the easterly side of Marita Avenue and extends back 163.5 feet on the northerly line and 137 feet on the southerly line, to deadline in the rear on which it measures 112 feet.

Being the same property conveyed to New Miracle, LLC by deed from David Webb, married of record in Instrument No. 202403180018396, recorded on 03/18/2024, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **304 Marita Avenue, 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, the GRANTOR, 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 that 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 hand(s) this 6th day of November, 2024:

New Miracle, LLC

BY: _____
John E. Andrews, Member

BY: _____
Janie M. Andrews, Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared John E. Andrews and Janie M. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselvesf to be the Members (or other officer(s) authorized to execute the instrument) of New Miracle, LLC, the within named bargainor, a limited liability company, and that such officer(s), executed the foregoing instrument for the purpose therein contained, by personally signing the name of John E. Andrews and Janie M. Andrews as Members.

Witness my hand and seal, at office in 6th day of November, 2024

_____
Notary Public

My Commission Expires: 10/04/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES ~~10/4/24~~

AH 10-24-28

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 11/6/24 (date of document).

Jennifer Russell
Affiant Signature

11/7/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

