Karen Johnson Davidson County
Batch# 1203488 DEEDWARR
11/13/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241113-0088156

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me this 12 day of November, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Magaly Izquierdo and Cesar Izquierdo 4028 Magnolia Farms Drive Hermitage, TN 37076	Same	086-13-0A-052.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Austin Cole, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Magaly Izquierdo and Cesar Izquierdo, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 52 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Austin Cole, a single man, by deed from Assaf Amar of record in Instrument No. 20230706-0051689, Register's Office for Davidson County, Tennessee, and dated July 6, 2023.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Magnolia Farms of record in Instrument No. 20181115-0112560 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20181212-0120983 and amended in Instrument No. 20210507-0061686 and supplemented in Instrument No. 20221123-0123843 in the official records of the Davidson County Register of Deeds.

4. Declaration of Restrictions and Covenants for Stormwater Facilities Systems of record in Instrument No. 20180626-0061329 and Instrument No. 20181023-0105078 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4028 Magnolia Farms Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of November, 2024.

Austin Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of November, 2024, before me personally appeared Austin Cole, 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 12th day of November, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 12th day of November, 2024

Sheri Engel

Dated 11/12/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 12th day of November, 2024

My commission expires: 2/7/27

Notary Public

