WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205133 DEEDWARR
11/14/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241114-0088550

File #24-PA-1431-P

(SEAL)

GREG FAIRCLOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-3-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miguel Ismalej Enriquez and Ana M Alvarado Cuxum De Ism	New Owners	
(NAME)	(NAME)	063 02 0 063.00
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN M. WELDON AND KIERSEN HOFFACKER, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MIGUEL ISMALEJ ENRIQUEZ AND ANA M ALVARADO CUXUM DE ISM, husband and wife,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 and the Southerly 25 feet of Lot No. 54, on the Map or Plan of NAWAKWA HILLS, POWWOW ADDITION-SECTION NO. 2, as shown by plat of record in Plat Book 974, Page 10, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 53 and the Southerly 25 feet of Lot No. 54 adjoin and together front 75 feet on the Easterly side of Whoopes Trail and extends back Easterly between parallel lines 150 feet to a deed line and measures 75 feet thereon.

Being the same property conveyed to John M. Weldon, single and Kiersen Hoffacker, single, as tenants in common with rights of survivorship, by Warranty Deed from Opendoor Property D LLC, a Delaware limited liability company, of record in Instrument No. 20190708-0066399, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019, and recorded on July 08, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NAWAKWA HILLS, POWWOW ADDITION-SECTION NO. 2, as recorded in Plat Book 974, Page(s) 10.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ___ unimproved __X__ improved property known as: 1431 Mohawk Trail, Madison, TN 37115.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

7th JW 16th

Witness my/our hand(s) this the ~~8th~~ day of November, 2024.

John M. Weldon

Kiersen Hoffacker

STATE OF Pennsylvania
COUNTY OF Lancaster

7th Bmr

On this ~~8th~~ day of November, 2024, before me personally appeared John M. Weldon, 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.

7th Bmr

Witness my hand, at office, this ~~8th~~ day of November, 2024.

Barbara M Jones

Notary Signature Barbara M Jones
My commission expires: 09/28/2028

Commonwealth of Pennsylvania - Notary Seal
BARBARA M JONES - Notary Public
Lancaster County
My Commission Expires September 28, 2028
Commission Number 1373229

STATE OF ~~TENNESSEE~~ Pennsylvania Bmr
COUNTY OF ~~DAVIDSON~~ Lancaster

7th Bmr Bmr

On this ~~8th~~ day of November, 2024, before me personally appeared Kiersen Hoffacker, 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.

7th Bmr

Witness my hand, at office, this ~~8th~~ day of November, 2024.

Barbara M Jones

Notary Signature Barbara M Jones
My commission expires: 09/28/2028

Commonwealth of Pennsylvania - Notary Seal
BARBARA M JONES - Notary Public
Lancaster County
My Commission Expires September 28, 2028
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Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11.7.24 (date of document).

Affiant Signature

11.7.24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

