Karen Johnson Davidson County
Batch# 1208017 DEEDWARR
11/22/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20241122-0091597

WARRANTY DEED

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File No. CR-24-8186

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Itzel Escabi Cruz and Maynor Adalid Trochez	Same as New Owner	
(NAME) 944 Harpeth Bend Drive	(NAME)	156-05-0-012.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Norma Suazo Galeano and Paublo L. Trochez, husband and wife and Maria Cristina Trochez, a married woman as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Itzel Escabi Cruz and Maynor Adalid Trochez, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 782 on the Plan of Section Four-First Addition, Harpeth Woods of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Norma Suazo Galeano and Paublo L. Trochez, husband and wife, and Maria Cristina Trochez, a married woman as tenants in common with rights of survivorship by Warranty Deed from Dayspring Properties, LLC of record in Instrument No. 20181017-0103044 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 17, 2018.

This is property more commonly known as 944 Harpeth Bend Drive, Nashville, TN 37221.

NOTE: Pablo Trochez, spouse of Maria Trochez, joins in the execution of this instrument for the purpose of conveying his right, title, interest, and marital interest, if any, to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 22nd day of November, 2024.

Norma Suazo Galeano

Paublo L. Trochez

Maria Cristina Trochez

Pablo Trochez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2024, before me personally appeared Norma Suazo Galeano, Paublo L Trochez, Maria Cristina Trochez, and Pablo Trochez, 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 22nd day of November, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Christen Rabe, 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 **November 22, 2024**.

Date

Christen Rabe

Affiant Signature

11/22/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **November**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025