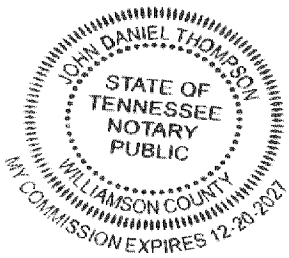
Karen Johnson Davidson County
Batch# 1208656 DEEDWARR
11/26/2024 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241126-0092622



(Notary Stamp)

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 26th day of November, 2024.

Notary Public

My commission expires: 12/20/2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah Guiterrez and David Guiterrez	Sarah Guiterrez and David Guiterrez	053-05-0A-023.00-CO
904 Cheyenne Trace Ct	904 Cheyenne Trace Ct	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Silvia Ibarra, unmarried, and Silvia Flores, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sarah Guiterrez, David Guiterrez Wife and Husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 23 on the Plan of Cheyenne Trace, as of record in Plat Book 7900, Page 95, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Silvia Ibarra, unmarried, and Silvia Flores, unmarried by Warranty Deed from William D Gifford, married of record in Instrument No. 20090330-0028140 Register's Office for Davidson County, Tennessee, dated March 27, 2009 and recorded on March 30, 2009.

This is improved property known as **904 Cheyenne Trace Ct, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of November, 2024.

Silvia Ibarra
Silvia Ibarra

Silvia Flores
Silvia Flores

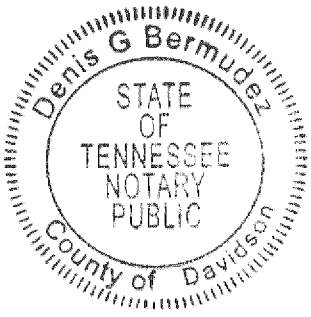
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Silvia Ibarra and Silvia Flores, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of November, 2024.

Notary Public
My Commission Expires: July 7, 2027

Lenders Title Company File No. 24-001911-524



SP 11/2015

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 11/26/2024 (date of document).

Karla I Kard
Affiant Signature

11/26/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of November, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

