Name and Address of New Owner:
Ezequiel Hernandez Ambrosio and Teresa Rios Acevedo
111 Harrier Court
La Vergne, TN 37086

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1215415 DEEDWARR
12/12/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20241212-0096437

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-01-0-134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carlos R. Berrios**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ezequiel Hernandez Ambrosio and Teresa Rios Acevedo, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Monte Carlo, Section 2-B of record in Plat Book 5050, page 99, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to Carlos R. Berrios by Warranty Deed from Jean McLaglen dated 2/28/2003 and filed of record in Instrument No. 20030314-0034152, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 604 and 606 Cedarmont Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

24NTO1299

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this 6th day of December, 2024.

Carlos Berrios (SEAL)
Carlos R. Berrios

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2024, before me personally appeared Carlos R. Berrios, 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 6th day of December, 2024.

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

Notary Signature
My commission expires: 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10TH day of DECEMBER, 2024.

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12-6-2024 (date of document).

Affiant Signature

12-11-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of December, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26