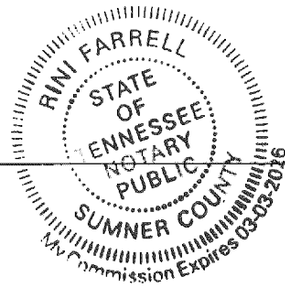
Karen Johnson Davidson County
Batch# 1216000 DEEDWARR
12/13/2024 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,256.15
20241213-0096942



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2024.

(Affix Seal) Notary Public

My Commission Expires: 03/03/2026

Rosales-T24-080

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Domingo Juarez Rosales and Alberta Cruz Lopez	SAME	43-5-127
740 Delaware Avenue		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Humberto Herrera Mata and Angelica Moreno, husband and wife,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Domingo Juarez Rosales and Alberta Cruz Lopez, husband and wife,** hereinafter called the Grantees, their heirs 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. 13 on the Plan of Block "C" on the Plan of Cedarcrest Estates, of record in Plat Book 974, Page 15, 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 Humberto Herrera Mata by Warranty Deed from Cornerstone Equity Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180911-0089950 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 11, 2018.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Angelica Moreno, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above-described property by virtue of her marriage to Humberto Herrera Mata.

unimproved ☐
This is improved ☑ Property known as: **740 Delaware Avenue, 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 GRANTEES, their heirs and assigns forever; and we, the GRANTOR, 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 that 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(s) this 12 day of December, 2024:

Humberto Herrera Mata

Angelica Moreno

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Humberto Herrera Mata and Angelica Moreno, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 12th day of December, 2024.

Notary Public

My Commission Expires: 10/24/28

HYDE
COUNTY OF SUMNER
MY COMM. EXPIRES 10/24/28

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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, DECEMBER 2024.

Custodian's Signature — 12/12/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 12TH day of DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
8/24/27

