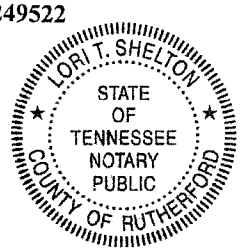
Karen Johnson Davidson County
Batch# 1226711 DEEDWARR
01/15/2025 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250115-0003360

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249522** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Briana Hampton Affiant Subscribed and sworn to before me, this 14th day of January, 2025. Lori T. Shelton Notary Public My Commission Expires: 8/21/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mario Oviedo-Tang and Marie Guadalupe Oviedo 825 Billingsgate Court Antioch TN 37013	New Owner	Tax Parcel ID No. 149 01 0B 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Martinez, married, and Anna Maria Rodriguez-Castillo, unmarried, as joint tenants with right of survivorship ,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mario Oviedo-Tang and Marie Guadalupe Oviedo, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of PICCADILLY SQUARE, PHASE III, of record in Plat Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Russell J. McCann, Trustee, and further conveyed to Daniel Martinez, unmarried and Anna Maria Rodriguez-Castillo, unmarried as joint tenants with right of survivorship, by Strawman Quitclaim Deed from Daniel Martinez, of record in Instrument No. 20080320-0028168, in the Register's Office of Davidson County, Tennessee, dated January 15, 2008 and recorded on March 20, 2008.

Being the same property conveyed to Daniel Martinez, by Warranty Deed from Gregory N. White and wife, Patricia M. White, of record in Instrument No. 20061229-0160906, in the Register's Office of Davidson County, Tennessee, dated December 27, 2006 and recorded on December 29, 2006.

Subject property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PICCADILLY SQUARE, PHASE III, as recorded in Plat Book 6250, Page(s) 892-894.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6236, Page 683, as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564 and Amendment to By-Laws recorded in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588 and Book 6300, Page 431;

further amended in Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 409 re-recorded in Book 6306, Page 833; Book 6300, Page 423; Book 6300, Page 439; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190 and Document of Clarification recorded in Book 6830, Page 739.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6355, Page 322.

Easement for Sanitary Sewer, recorded in Book 7748, Page 432.

Easement for Water Main, recorded in Book 7748, Page 478.

Easement for Water Mains and Appurtenances, recorded in Book 7883, Page 280.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10435, Page 902.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6782, Page 518.

Charter for Piccadilly Square Homeowners Association recorded as Book 7288, Page 963.

Common Open Space Deed recorded as Book 7778, Page 366.

Title to that portion of the land lying below the ordinary low water mark of Lake Piccadilly East.

Easement for the flow of the waters of Lake Piccadilly East, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Lake Piccadilly East, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Lake Piccadilly East.

This is improved property located at 825 Billingsgate Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2025.

Daniel Martinez

Anna Maria Rodriguez-Castillo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Martinez and Anna Maria Rodriguez-Castillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2025.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

After recording return to: Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Certificate of Authenticity

I, Aimee Cain, 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 January 15, 2025.

Date

Aimee Cain

Affiant Signature

January 14, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of January, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY