WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00.

Affiant

Subscribed and sworn to me on 01/14/2024

NOTARY PUBLIC

My Commission Expires: 4.19.26

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1228559 DEEDWARR
01/21/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250121-0004542

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jose Serrano Vigil and Sady Maryari Chirinos Soto 152 Rio Vista Drive Madison, TN 37115	New Owner	043-12-0-030.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Caleb Ryan Edwards and Amanda Machell Black Edwards, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto JOSE SERRANO VIGIL AND SADY MARYARI CHIRINOS SOTO, HUSBAND AND WIFE, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Northerly 20 Feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office of said county, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to CALEB RYAN EDWARDS AND AMANDA MACHELL BLACK EDWARDS, A MARRIED COUPLE, by Warranty Deed from Music City Rental Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220829-0097061, Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on August 29, 2022.
>
> This is improved property known as 152 Rio Vista Drive, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 01/ 9 /2025.

Caleb Ryan Edwards
Caleb Ryan Edwards

Amanda Machell Black Edwards
Amanda Machell Black Edwards

STATE OF Alabama
COUNTY OF Shelby

On 01/ 9 /2025, before me personally appeared Caleb Ryan Edwards and Amanda Machell Black Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/ 9 /2025.

John T. Norman
NOTARY PUBLIC

My Commission Expires: 1/3/2027

JOHN T NORMAN
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/9/25 (date of document).

Jennifer Russell
Affiant Signature

1/24/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

