Karen Johnson Davidson County
Batch# 1232851 DEEDWARR
02/03/2025 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250203-0007811

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00.

Affiant

Subscribed and Sworn before me this 31st day of January , 2025.

Notary Public
My commission expires: 3/23/26

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Mirna Antonia Rodriguez De Servellon 109 Tomarand Road, Nashville, TN 37013	New Owner	162-04-0-067.00

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, **Martin M. Saravia, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mirna Antonia Rodriguez De Servellon, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, page 58, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Martan M. Saravia, by deed from James R. Fox and wife, Rebecca J. Fox, Dated August 13, 2007 and Recorded on August 27, 2007, in Instrument number 20070827-0102174, in the Register's Office for Davidson County, Tennessee.

Martan M. Saravia is A/K/A Martin M. Saravia

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is [X] improved [ ] unimproved property known as 109 Tomarand Road, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 31st day of January , 2025.

Martin M. Saravia

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 31st day of January, 2025, before me personally appeared Martin M. Saravia, 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 31st day of January, 2025.

Notary Signature
My commission expires: 3/23/28

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater,** 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 01/31/2025 (date of document).

Jami K. Averwater

Affiant Signature

02/03/2025

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this 3rd day of February, 2025.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

