Karen Johnson Davidson County
Batch# 1239475 DEEDWARR
02/21/2025 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20250221-0012812

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,000.00

Affiant

Subscribed and sworn to before me, this 18 day of February, 2025.

Notary Public
My commission expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary Sandquist	First Community Mortgage	**086120B00500CO**
1033 Saddlestone Dr	Robert 2102 Rose Dr.	
Hermitage, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Aaron Dickerson and Juan Soto Quiles, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Sandquist, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of Tulip Grove, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0123638, amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Aaron Dickerson and Juan Soto Quiles, married, by Warranty Deed from Jessica Peterson, unmarried, dated May 20, 2021, of record in Instrument No. 20210525-0070407, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 1033 Saddlestone Dr, Hermitage, TN 37076.

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 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 the same in 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.

Aaron Dickerson Date: 2/15/25

Juan Soto Quiles Date: 2/17/25

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Aaron Dickerson and Juan Soto Quiles, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February 2025.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES

True Copy Certification

I, Yvette Meldrum, 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 February 18, 2025.

Signature
February 18, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 18, 2025

Notary's Signature

My Commission Expires: 4-13-25

