Karen Johnson Davidson County
Batch# 1240810 DEEDWARR
02/26/2025 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,182.15
20250226-0014265

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-22726

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Saraba Real Estate Co. (NAME)	New Owner (NAME)	025-08-0A-153-00-CO
1026 Brixton Blvd. (STREET ADDRESS)	" (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sergio Ruezga and Tiffany Ruezga, Trustees of The Texus Family Trust 2015 dated December 3, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saraba Real Estate Co. Inc., a Tennessee Corporation**, 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 Lot No. 153 on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sergio Ruezga and Tiffany Ruezga, Trustees of The Texus Family Trust 2015 dated December 3, 2015 by Deed dated June 18, 2021, recorded June 21, 2021, in Instrument Number 20210621-0083048, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 449 Killarney Park, Goodlettsville, TN 37072.

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 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. Whenever 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 25th day of February, 2025.

The Texus Family Trust 2015 dated December 3, 2015

By: _____ Trustee
Sergio Ruezga, Trustee

By: _____, Trustee
Tiffany Ruezga, Trustee

STATE OF _____
COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sergio Ruezga and Tiffany Ruezga, Trustees of The Texus Family Trust 2015 dated December 3, 2015, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the maker or constituent of the maker, and are authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February, 2025.

_____ 20 , See attached
Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus)

On 02/25/2025 before me, Tracy Doige, Notary Public
(insert name and title of the officer)

personally appeared Sergio Ruezga AND Tiffany Ruezga,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MGC1 TRACY DOIGE
COMM. # 2486285
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
COMM. EXPIRES MAY 4, 2028 MGC1

Signature Tracy Doige (Seal)

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/25/2025 (date of document).

Affiant Signature

02/25/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 25th day of February, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY