WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adbeel Gutierrez Matos and Massiel E. Pino De Gutierrez	**New Owner**	Parcel ID: 175 02 0B 040.00
(NAME) 4012 Saddlecreek Way	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeanette Guaderrama Abreu, a single man Patricia A. Solorzano, a single woman, as joint tenants**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adbeel Gutierrez Matos and Massiel E. Pino De Gutierrez, husband and wife**, 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:

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 5001, on the plan of Section One, Old Hickory Commons, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040941 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jeanette Guaderrama Abreu, a single man and Patricia A. Solorzano, as joint tenants from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated March 30, 2021 and recorded on May 5, 2021 in Instrument No. 20210505-0060227, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1244188 DEEDWARR
03/07/2025 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20250307-0017213

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4012 Saddlecreek Way. Antioch, TN 37013

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. 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 our hands this 6th day of March, 2025.

Jeanette Guaderrama Abreu

Patricia A. Solorzano

STATE OF TENNESSEE

COUNTY OF Rutherford

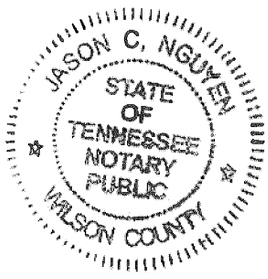
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeanette Guaderrama Abreu, a single man Patricia A. Solorzano, a single woman, as joint tenants, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)



Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **March 6, 2025** (date of document).

Affiant Signature

March 6, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6** day of **March**, 2**025**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

