WARRANTY DEED

Karen Johnson Davidson County
Batch# 1245803 DEEDWARR
03/11/2025 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20250311-0018318

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of ~~February~~ March, 2025

Notary Public

MY COMMISSION EXPIRES: 6/23/25 (AFFIX SEAL)

INZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Diomed Martinez Aleman Lubia Herrera Garcia	New Owner	059-16-0 003.00
(NAME)	(NAME)	
604 Malta Drive		059-16-0-003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Katelyn Zdunek, a single woman and Edward A. Zdunek, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Walter Diomed Martinez Aleman and Lubia Herrera Garcia, married,** 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. 19 on the Plan of Haynes Subdivision, Section Two of record in Plat Book 2331, Page 58 & 59, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Katelyn Zdunek, a single woman and Edward A. Zdunek, a single man by deed of record in Instrument No. 20210624-0085544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 604 Malta Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 27th day of February, 2025.

Edward A. Zdunek

State of Illinois
County of DuPage

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Edward A. Zdunek the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27 day of February, 2025.

Susan J. Barucca
Notary Public
My Commission Expires: 8/29/26

SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

File No.: 22964

Witness my/our hands this 27th day of February, 2025.

Katelyn Zdunek

State of Wisconsin
County of Milwaukee

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Katelyn Zdunek the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2025.

Notary Public
My Commission Expires: 12-27-2028

STACY L CRESCI
Notary Public
State of Wisconsin

File No.: 22964

Certificate of Authenticity

I, Linzie Hahn, 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 2/27/25.

Date

L Hahn

Affiant Signature

2/27/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of February, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

