Karen Johnson Davidson County
Batch# 1249232 DEEDWARR
03/21/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20250321-0021469

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ West Palm

The actual consideration or value, whichever is greater, for this transfer is $336,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March 2025

Notary Public
My commission expires: 07/31/2026

MARIA PIA HERRERA
Notary Public
State of Florida
Comm# HH287659
Expires 7/31/2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexis Saul Garcia Garcia		**163020A07300CO**
5180 Highlander Dr	**New Owner**	
Antioch, TN 37013		

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,

Orestes Bergantino, a single man

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

Alexis Saul Garcia Garcia, a single 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 Lot No. 228, Hickory Highland Place, Section 3, Phase 2, of record in Instrument No. 20060616-0071810 and Instrument No. 20060830-0107347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Orestes Bergantino, an unmarried person, by Warranty Deed from Osniel Bergantino, who acquired title incorrectly as Osneil Bergantino, an unmarried person, and Orestes Bergantino, an unmarried person, and Yasney Matos, an unmarried person, who acquired title without marital status, all as joint tenants with right of survivorship, dated January 11, 2016, of record in Instrument No. 20160205-0011426, 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 5180 Highlander Dr, 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 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.

Orestes Bergantino Date: 03-14-2025

STATE OF FLORIDA

COUNTY OF Palm Beach

Personally appeared before me, a Notary Public of said County and State, Orestes Bergantino, 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 14th day of MARCH, 2025.

MARIA PIA HERRERA
Notary Public
State of Florida
Comm# HH287659
Expires 7/31/2026

NOTARY PUBLIC

My Commission Expires: 07/31/2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 14th, 2025

Affiant Signature

03/14/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14th day of March, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY