Name and Address of New Owner:
Raquel E. Sierra-Pinto
5902 Cane Ridge Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 18200010200

Karen Johnson Davidson County
Batch# 1251521 DEEDWARR
03/25/2025 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250325-0022054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nelson Torres and Gloria Torres, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Raquel E. Sierra-Pinto, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the Fifth Civil District of Davidson County, Tennessee, being Tract Number 2 of an unrecorded survey by Donald W. Fortner, dated March 16, 1974, as follows: Beginning at an iron pin 25.00 feet east of the center of Cain Ridge Road marking the Northwest corner of the Bond's property as conveyed in Book 4586, page 43, Register's Office for said County; and the Southwest corner of the property conveyed to Ernest E. Yenawine and wife, by deed of record in Book 2240, page 110, said Register's Office; thence South 85 degrees 33 minutes East 638.20 feet with a wire fence along said Yenawine's Southerly boundary; thence South 85 degrees 36 minutes East 395.15 feet; thence South 2 degrees 38 minutes East 359.42 feet; thence North 58 degrees 42 minutes West 357.29 feet; thence North 87 degrees 00 minutes West 753.74 feet to an iron pin in the margin of Cain Ridge Road; thence North 3 degrees 00 minutes East 214.20 feet with said margin of the point of beginning.

Being the same property conveyed to Nelson Torres and wife, Gloria Torres by Warranty Deed from U.S. Bank National Association, as Trustee dated June 9th 2006 and recorded July 5th 2006 of record in Instrument No. 20060705-0079686 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 5902 Cane Ridge Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of March, 2025.

_____ (SEAL)
Nelson Torres

_____ (SEAL)
Gloria Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2025, before me personally appeared Nelson Torres and Gloria Torres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of March, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-25

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of March, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-25

_____
Notary Signature
My commission expires: 11.3.25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/21/25 (date of document).

Affiant Signature

3/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

