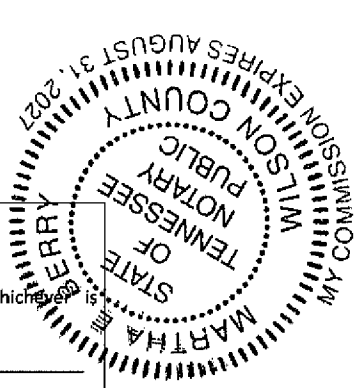


Karen Johnson Davidson County
Batch# 1254759 DEEDWARR
04/01/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250401-0024575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2025

Notary Public

My Commission Expires: August 31, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Hayley Nicole Frink and Javon William Frink and	NEW OWNER	149-15-0A-211.00 CO
2728 Welshcrest Drive		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Hector Antonio Cruz Marin and Kasandra Cruz Blandon, married

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

Hayley Nicole Frink and Javon William Frink, wife and husband

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. 71 on the Plan of Section Four, Cambridge Forest, R15 Residential P.U.D., as shown on plat of record in Instrument No. 20000918-0092192, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Hector Antonio Cruz Marin and Kasandra Cruz Blandon, married, by Warranty Deed from Corina A. Edgin and Terry E. Edgin, wife and husband, dated 7/15/2021 and recorded 7/19/2021 in Instrument No. 20210719-0096569, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Restrictive Covenants of record in Book 10332, Page 1, as amended in Book 10774, Page 723 and Instrument No. 20190314-0023576, HOA Charter of record in Book 10343, Page 769; Conveyance of Common Areas of record in Instrument No. 20030624-0086954; Stormwater Detention Agreement of record in Book 10805, Page 497; Deed of Conveyances of record in Book 10800, Page 894 and Book 10800, Page 932; Telephone Line Easement of record in Book 1207, Page 529; Roadway Easement of record in Book 3, Page 26 in Chancery Court Clerk's Office; Easement Agreement of record in Book 1147, Page 148, Register's Office for Davidson County, Tennessee; Sewer and Drainage Easements of record in Book 6881, Page 320; Book 7453, Page 445; and Book 8795, Page 158; All existing easements and all other matters as shown on plat of record in Instrument No. 20000918-0092192, Register's Office for Davidson County, Tennessee.

This is improved property known as 2728 Welshcrest Drive, 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 Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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 hand(s) this 28th day of March, 2025

Hector Antonio Cruz Marin

kasandra Cruz Blandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Hector Antonio Cruz Marin and kasandra Cruz Blandon, 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.

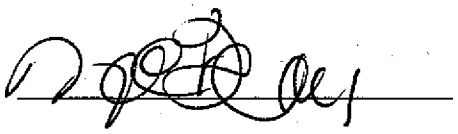
Witness my hand, at office, this 28th day of March, 2025.

Notary Signature
My commission expires: 8/19/28

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **3/28/25** (date of document)



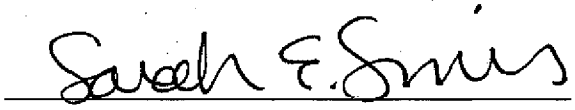
4/1/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **1** day of **April**, 202**5**.



Notary's Signature

My Commission Expires: 12-5-2024

