WARRANTY DEED

Karen Johnson Davidson County
Batch# 1258202 DEEDWARR
04/11/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250411-0027587

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-13-25
(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Ramos Alonzo	Community Mortgage Corporation	
(NAME)	(NAME)	16206006/800
265 Delvin Drive	142 Timber Creek Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cordova, TN 38018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Alemu Mindaga, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pedro Ramos Alonzo, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 41 on the Plan of SECTION ONE, FAIR OAKS, as of record in Plat Book 4175, Pages 42 and 43, Registers Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Delvin Drive, at the corner of Lots 41 and 42; thence with the line between said lots, Southwesterly 110 feet to a monument; thence along the rear line of Lot 41, Northwesterly 88.35 feet to a point in the Easterly margin of Delvin Court; thence with the margin of the same, around a slight curve in a Northerly direction 94.78 feet to a monument; thence around a curve in a Northeasterly direction 38.06 feet to a monument in the Southerly margin of Delvin Drive; thence with the margin of the same, Southeasterly 74.40 feet to the point of beginning.

Being the same property conveyed to Alemu Mindaga, a Single Man, by Warranty Deed from Lunsford Rei, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241030-0083787, in the Register's Office of Davidson County, Tennessee, dated October 28, 2024, and recorded on October 30, 2024. *The Grantor erroneously took title as a single man. *The Grantor is married, but warrants that this property is not his primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 265 Delvin Dr. Antioch, TN 37013
(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 hand this 8th day of April, 2025.

Alemu Mindaga

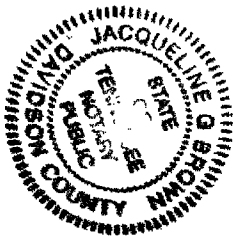
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alemu Mindaga**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of April, 2025.

Notary Public

My Commission Expires: 11-3-25



True Copy Certification

I, Yvette Meldrum, 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 April 8, 2025.

Signature
April 8, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 8, 2025

Notary's Signature

My Commission Expires: 4-13-25

