WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265200 DEEDWARR
04/28/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20250428-0032253

File No. EY-25-9309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2025

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26 (AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel Labariega Gonzalez	Old National Bank	
(NAME)	(NAME)	
402 Glade Court	One Main Street	162-16-0-048.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Evansville, IN 47708	
(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, I/we, **Roberto D. Blondet and Stephanie K. Blondet FKA Stephanie K. Amador, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angel Labariega Gonzalez, Single Man**, HEREINAFTER CALLED THE GRANTEE, 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. 57-A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, as of record in Plat Book 6250, Page 615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roberto D. Blondet and Stephanie K. Amador, husband and wife by Warranty Deed from Michael Hamilton, unmarried of record in Instrument No. 20220601-0062873 Register's Office for Davidson County, Tennessee, dated May 04, 2022 and recorded on June 01, 2022. ***The said Stephanie K. Amador is now known as Stephanie K. Blondet.***

This is property more commonly known as 402 Glade Court, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 17th day of April, 2025.

Roberto D. Blondet

Stephanie K. Blondet

STATE OF INDIANA
COUNTY OF HANCOCK

On this 17th day of April, 2025, before me personally appeared Roberto D. Blondet and Stephanie K. Blondet, 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 17th day of April, 2025.

Notary Signature
My commission expires:

NOTARY PUBLIC SEAL INDIANA
BRIAN DEAN SELL
Resident of Madison County
My Commission Expires
September 13, 2028
Commission # NP0638414

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 21, 2025

Signature
April 21, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 21, 2025

Notary's Signature

My Commission Expires: 8·12·28

