Karen Johnson
Batch # 1271577
05/09/2025 02 57 35 PM
Fees $13 00 Taxes $1,461 50

Davidson County
DEEDWARR
2 pgs

20250509-0036780

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W Northfield Blvd , Suite 16, Murfreesboro, TN 37129

File No. 0525-075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Salvador Morales	NEW OWNER	162-08-0-032 00
(NAME)	(NAME)	
65 Benzing Road		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($10 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSE GAUNA DOMINGO CHAVEZ AND NUVIA ROSSANA PEREZ FIGUEROA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALVADOR MORALES, MARRIED,** 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 37 on the Plan of Antioch Park, Section 1 of record in Plat Book 3600, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Nuvia Rossana Perez Figueroa joins herein soley for the purpose of consenting to this Deed of Trust and releasing and conveying to the Trustee, any and all rights, title and interest he/she may have in the property, whether arising by virtue of marriage or otherwise

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-AIOR-25-65

Being the same property conveyed to Jose Domingo Gauna Chavez, married by Warranty Deed from Nashville Metro Holding, LLC, a Tennessee limited liability company of record in Instrument No. 20241106-0086433 Register's Office for Davidson County, Tennessee, dated November 01, 2024 and recorded on November 06, 2024

This conveyed property is subject to Restrictions of record in Book 3861, Page 744, any and matters shown on Plan of record in Plat Book 3600, Page 96; all of Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 65 Benzing Road, Antioch, TN 37013

(House No) (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 our hands this 6th day of May, 2025

Jose Gauna Chavez

Jose Gauna Domingo Chavez

Nuvia Rossana Perez Figueroa

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 6th day of May, 2025, before me personally appeared **Jose Guana Domingo Chavez and Nuvia Rossana Perez Figueroa**, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6/17/28

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 17, 2028