17617

Warranty Deed

Return To:
Advantage Title And Escrow, Inc.
1921 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson
Batch # 1274373
05/19/2025 09 21 59 AM
Fees $13 00 Taxes $1,609 50

Davidson County
DEEDWARR
2 pgs

20250519-0039049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000 00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2025

Notary Public

My commission expires 10/21/2028

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Aniel L Zabala Diaz	Pinnacle Bank New-Owner(s)-	150-03-0-060 00
3404 Timber Trail	21 Platform Way S.	
Antioch TN 37013	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGELICA RAMIREZ SANCHEZ, AN UNMARRIED WOMAN, AND APRIL CHERIE DAYTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANIEL L. ZABALA DIAZ, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 35 on the Plan of Section Two "The Country" of record in Plat Book 5050, Page 40, 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 Angelica Ramirez by Warranty Deed from Douglas A. Moore and wife, Caryn L. Moore of record in Instrument No. 20050720-0084380 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 20, 2005

Being the same property conveyed to Angelica Ramirez Sanchez and April Cherie Dayton, Tenants in Common With Right of Survivorship by Quitclaim Deed from Angelica Ramirez Sanchez, aka Angelica Ramirez, an unmarried woman of record in Instrument No. 20241121-0090942 Register's Office for Davidson County, Tennessee, dated November 19, 2024 and recorded on November 21, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 3404 Timber Trail, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of May, 2025.

Angelica Ramirez Sanchez

April Cherie Dayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angelica Ramirez Sanchez and April Cherie Dayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 16th day of May, 2025

Notary Public

My Commission Expires: 7-3-2028

