Karen Johnson Davidson County
Batch# 1281597 DEEDWARR
06/05/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20250605-0044127

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $312,500.00

Affiant Signature
Subscribed and sworn to before me on this the 9TH Day of MAY, 2025.

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Marco A. Real Rios and Lucero Rios Cruz
216 Duling Ave
Madison, TN 37115
SEND TAX BILLS TO:
Marco A. Real Rios and Lucero Rios Cruz
216 Duling Ave
Madison, TN 37115

MAP AND PARCEL NUMBER: 04309028900

WARRANTY DEED
25NT00453

Effective the 9th Day of May, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Christopher Daniel Heim, a Single Man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marco A. Real Rios and Lucero Rios Cruz, married

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT 2: Being Lot No. 2, Block P of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Daniel Heim, A Single Man from Chandra M. Williams, a single woman, by Warranty Deed dated 06/05/2019 and recorded 06/05/2019 in Instrument No. 20190605-0053923, Register's Office of said County.

This is an improved property commonly known as: 216 Duling Ave, Madison, TN 37115-3721

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 9th day of May, 2025

Christopher Daniel Heim

State of TN)
County of [illegible])

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christopher Daniel Heim**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5.9.25 (date of document).

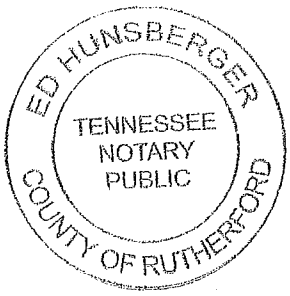
Affiant Signature

5.9.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of May, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26