Karen Johnson Davidson County
Batch# 1281668 DEEDWARR
06/05/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20250605-0044221

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250450719**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $329,900.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2025. Notary Public My Commission Expires: 11/22/2025

MERISSA L. LEAVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/22/2025
COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Ivan Soriano Bustamante 3905 Atkins Dr Nashville TN 37211	Send Tax Bills To: **NEW OWNER**	Tax Information: Tax Parcel ID No. 133-12-0-203.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T.L. La Fever, Trustee of the Momo Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IVAN SORIANO BUSTAMANTE, MARRIED MAN** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Greenwood Hills, Section 2 of record in Plat Book 4955, Page 31, 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 Momo Trust, T. L. La Fever, as Trustee by Quitclaim Deed from Ramona K. Bruey of record in Instrument No. 20231115-0089199 Register's Office for Davidson County, Tennessee, dated October 29, 2023 and recorded on November 15, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3251, Page 18, Book 3255, Page 156, Book 5071, Page 50, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3905 Atkins Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2025.

Momo Trust

BY: T.L. La Fever, as Trustee
T.L. La Fever, as Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, T.L. La Fever, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Momo Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 4th day of June, 2025.

Nathan L Powers
Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **06/04/2025** (date of document).

Affiant Signature

06/05/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **5th** day of **June**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8·19·2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD