#17648

Return To
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch # 1288248
06/20/2025 02 58 59 PM
Fees $13 00 Taxes $1,250 60

Davidson County
DEEDWARR
2 pgs

20250620-0048636

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2025

_____
Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Maria D Padron Rodriguez	Pinnacle Bank	14808018100
(NAME)	(NAME)	
4619 Xavier Drive	21 Platform Way S, Suite 2300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Manuel Quezada,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria D. Padron Rodriguez,** unmarried, hereinafter called the GRANTEES, 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 41, on the Plan of Hazelwood, Section 17, of record in Book 5210, Page 30 "(incorrectly shown as Book 9454, Page 657, in prior deed of record), Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Manuel Quezada, a married man, by deed from Lian Tuan Thang F/K/A Cing Delh, husband and wife, on 5/9/2018 of record in Instrument No 20180511-0045241 Register's Office for Davidson County, Tennessee Manuel Quezada having since divorced and is now unmarried

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 4619 Xavier Drive, Antioch, TN 37013
(House Number) (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 my/our hands this 18th day of June, 2025

Manuel Quezada

State of Tennessee
County of Davidson

Personally appeared before me Manuel Quezada, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 18th day of June, 2025

Notary Public
My Commission Expires
12-16-2025
File No 17648

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY