Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-2752

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of July, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1297972 DEEDWARR
07/15/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20250715-0055898

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edgar Manuel ChavezGloria 1305 Cheyenne Boulevard Madison, TN 37115	NEXA Mortgage LLC DBA Axen Mortgage 3100 West Ray Road Ste #201 Office #209 Chandler, AZ 85226	053-09-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Guadalupe Farfan, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edgar Manuel ChavezGloria, A Married Man, As Sole Ownership

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. 104 on the Plan of Sequoia Valley Subdivision, Section 3 of record in Plat Book 4460, Page 83, 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 Eduardo J. Farfan and wife, Guadalupe V. Farfan by Warranty Deed from Maurice S. Simpson and wife, Karen S. Simpson of record in Book 11255, page 334, Register's Office for Davidson County, Tennessee, dated December 14, 1998 and recorded on December 16, 1998.

Being the same property conveyed to Guadalupe V. Farfan by Quitclaim Deed from Jesus Eduardo Farfan of record in Instrument No. 20081119-0114016 Register's Office for Davidson County, Tennessee, dated October 27, 2008 and recorded on November 19, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1305 Cheyenne Boulevard, Madison, TN 37115

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 so 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.

Dated this the 11th day of July, 2025.

Guadalupe Farfan

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of July, 2025, before me personally appeared Guadalupe Farfan, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2025.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Joshua A. Terry, 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 7/11/2025.

Affiant Signature – Joshua A. Terry

7/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/14/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27