Karen Johnson Davidson County
Batch# 1332567 DEEDWARR
10/10/2025 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20251010-0081128

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-09562

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda Dempsey and Jordan Dempsey 304 Rachaels Meadow Court Hermitage, TN 37076	CMG Mortgage 1795 International Way Idaho Falls, ID 83402	087 01 0B 016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah Yesenia Cordero*, a married woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amanda Dempsey and Jordan Dempsey, husband and wife,** hereinafter called the Grantees, their successors 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. 16 on the Plan of the REVISED PLAT FOR MONTICELLO, A CLUSTER LOT DEVELOPMENT, as shown on the Plat of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Yesenia Cardero, by Quitclaim Deed from Arturo Antonio Badillo Vazquez and Deborah Yesenia Cardero, of record in Instrument No. 20250513-0037455, in the Register's Office of Davidson County, Tennessee, dated May 13, 2025, and recorded on May 13, 2025.

Being the same property conveyed to Arturo Antonio Badillo Vazquez and Deborah Yesenia Cardero, by Warranty Deed from Scott A. Surguine and Ruth Surguine, husband and wife, of record in Instrument No. 20220801-0087143, in the Register's Office of Davidson County, Tennessee, dated July 25, 2022, and recorded on August 01, 2022.

*Deborah Yesenia Cardero and Deborah Yesenia Cordero are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 304 Rachaels Meadow Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

defend the title to said land to 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.

Arturo Antonio Badillo Vazquez, the spouse of Deborah Yesenia Cardero, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Deborah Yesenia Cardero.

WITNESS my hand this 9th day of October, 2025

Deborah Yesenia Cardero
Deborah Yesenia ~~Cardero~~ Cordero (DYC)

Arturo Antonio Badillo Vazquez
Arturo Antonio Badillo Vazquez

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Yesenia Cardero/Cordero and Anturo Antonio Badillo Vazquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 9th day of October, 2025.

Sandra L Mitsos
Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 October 9, 2025.

Lissa Groom
Affiant
Date: October 9, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of October, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON