Karen Johnson Davidson County
Batch# 1482553 DEEDWARR
10/08/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20261008-0092675

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $291,000.00 Affiant Subscribed and sworn to before me, this 6th day of October, 2026. Notary Public My commission expires: 7-14-2030

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Guadalupe Escobar **Jesus Marlene Rodriguez Guillen**	New Owners	**16202010500**
4121 Coleridge Dr		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Antonio Cortes-Mosqueda and wife, Guadalupe Rodriguez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Guadalupe Escobar and Jesus Marlene Rodriguez Guillen, spouses married to each other

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:

BEING Lot No. 74, on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, Register s Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Antonio Cortes-Mosqueda and wife, Guadalupe Rodriguez by virtue of Warranty Deed, dated January 17, 2007 in Instrument No. 20070118-0007223, in the said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4121 Coleridge Dr, Antioch, TN 37013.

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 in 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.

Antonio Cortes-Mosqueda Date: 10/4/24

Antonio Cortes-Mosqueda

Guadalupe Rodriguez Date: 10/4/24

Guadalupe Rodriguez

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Antonio Cortes-Mosqueda and Guadalupe Rodriguez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October 2024.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason 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 the 6 day of October, 2026.

Affiant Signature

10/6/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of October, 2026.

Notary's Signature (Notary Seal)
My Commission Expires: 7/14/2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY