Name and Address of New Owner:
Enrique Vazquez and Margarita Chavolla Castro
624 Rehnea Drive
Old Hickory TN 37138

Send Tax Bills To:
Enrique Vazquez and Margarita Chavolla Castro
Same

Karen Johnson Davidson County
Batch# 426627 DEEDWARR
06/26/2020 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200626-0069268

This Instrument Prepared By and Return to:
Summit Title Company, LLC
1800 South Rutherford Boulevard Ste 203
Murfreesboro, TN 37130

Map & Parcel No: 075-06-0-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **E.W. Wilkerson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Enrique Vazquez and Margarita Chavolla Castro, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. being Lot No. 239 on the Plan of Hermitage Estates of record in Plat Book 3300, Page '71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 239 fronts 68 feet on the Northwesterly side of Gullett Drive and runs back 139.7 feet on the Southwesterly line and 178.9 feet on the Northeastern line to a dead line measuring 125 feet thereon. Being the same property conveyed to Wiley Vaughan, Trustee under the Revocable Trust Agreement of Martin Thomas Vaughan and Glenda R. Vaughan, dated April 16, 2014 by deed from Martin T. Vaughan and wife, Glenda Vaughan, of record in Instrument No. 20140422- 0033544, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wiley Vaughan, Executor of the Estate of Martin Thomas Vaughan, by deed from Wiley Vaughan, Trustee under the Revocable Trust Agreement of Martin Thomas Vaughan and Glenda R. Vaughan, dated November H), 2015 of record in instrument No. 2015111341-15601, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Wiley Vaughan, Trustee for Glenda R. Vaughan, Special Needs Trust by Quitclaim deed from Wiley Vaughan, Executor of the Estate of Martin Thomas Vaughan, deceased of record in Instrument No. 20151113-0115602 Register's Office for Davidson County. Tennessee, dated November 10, 2015 and recorded on November 13, 2015.

Being the same property conveyed to E. W. Wilkerson, married, by Warranty Deed of record in Instrument No. 20170309-0023378, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2020.

_____(SEAL)
E.W. Wilkerson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25th day of June, 2020, before me personally appeared E.W. Wilkerson, 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 25th day of June, 2020.

_____
Notary Signature
My commission expires: 10-22-23

NICHOLAS S. HOWELL TENNESSEE NOTARY PUBLIC My Comm Exp. 10-22-2023 COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of June, 2020.

_____
Notary Public
My commission expires: 10-22-23
File No. M20-1003

NICHOLAS S. HOWELL TENNESSEE NOTARY PUBLIC My Comm Exp. 10-22-2023 COUNTY OF RUTHERFORD

Copy Acknowledgement

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jami K Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

