Karen Johnson Davidson County
Batch# 469106 DEEDWARR
09/03/2020 10:02:30 AM 6 pgs
Fees: $33.00 Taxes: $925.00
20200903-0100340

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Melvin G. Valdez de la Roca	SEND TAX BILLS TO: Melvin G. Valdez de la Roca	MAP-PARCEL NUMBERS
(NAME) 472 Westcrest Drive	(NAME) 472 Westcrest Drive	07514003500
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **The Estate of Mark Otto Vetter, Larry D Vetter, Lita V Ferrell, Sheila Smith, Sherry Dunkerley, Sylvia Jones, Donald Ferguson, Norman K Vetter** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melvin G. Valdez de la Roca** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 105 on the Plan of Hermitage Estates of record in Plat Book 3300, Page 70 and 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.

Being the same property conveyed to Billy G. Ferguson and wife, Carole V. Ferguson by Warranty deed from J & G Company, a Tennessee corporation of record in Book 3705, page 593, Register's Office for Davidson County, Tennessee, dated March 27, 1964 and recorded on March 30, 1964. Billy G. Ferguson having since died on or about December 6, 1974, predeceasing Carole V. Ferguson and leaving her the remaining tenant by entirety. Carole V. Ferguson having since died on January 8, 2014, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 14P820, and also recorded in Instrument No. 20140610-0050194, Register's Office for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Carole V. Ferguson, title vested entirely to Mark Otto Vetter. Mark Otto Vetter having since died on or about June 5, 2018. Affidavits of Heirship of record in said Register of Deed's Office at Instrument Numbers:

___202009030100336_____, _____202009030100337_____,
___202009030100338_____, _____202009030100339_____.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3300, Page 70 and 71, **and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved / improved x property, known as 8129 Luree Ln Hermitage, TN 37076
(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 hand this 31st day of August, 2020.

The Estate of Mark Otto Vetter

Larry D. Vetter
By Larry D Vetter, Administrator

Larry D. Vetter
Larry D Vetter

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Larry D Vetter, Administrator of the Estate of Mark Otto Vetter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Ashlee D Page
Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Larry D Vetter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee D Page
Notary Public
My Commission Expires: 11/08/2022

Lita V Ferrell

Lita V Ferrell

STATE OF Tennessee.
COUNTY OF Knox

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lita V Ferrell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st 27th day of August, 2020.

Notary Public
My Commission Expires: 6-6-2023

DAWN A. LOCKMILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Norman K Vetter

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Norman K Vetter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public
My Commission Expires: _____

Sylvia Jones

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sylvia Jones, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public
My Commission Expires: _____

Lita V Ferrell

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lita V Ferrell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

_____
Notary Public
My Commission Expires: _____

_____

Norman K Vetter

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Norman K Vetter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

_____
Notary Public
My Commission Expires: _____

Sylvia Jones

STATE OF TN
COUNTY OF WILSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sylvia Jones, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

TATUM ORTLEPP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tatum Ortlepp
Notary Public
My Commission Expires: 02/14/2024

Sheila Smith

Sherry Dunkerley

Donald Ferguson

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sheila Smith, Sherry Dunkerley, Donald Ferguson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Veni Kka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Lita V Ferrell

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lita V Ferrell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

_____
Notary Public
My Commission Expires: _____

Norman K Vetter

Norman K Vetter

STATE OF Tennessee
COUNTY OF Coffee

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Norman K Vetter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st (CP) 27th day of August, 2020.

Cheryl Rodgers
Notary Public
My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Sylvia Jones

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sylvia Jones, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

_____
Notary Public
My Commission Expires: _____