STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 484894 DEEDWARR
09/29/2020 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20200929-0111669

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 10/2/2021
File No. G20-10109

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Domingo Vicente	NEW OWNERS	14-28
(NAME)	(NAME)	
1340 Old Hickory Blvd		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Pamela Green Highers and James Highers, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Domingo Vicente, a married man**, 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:

Beginning at a point in the center of Harper Road, the S.W. corner of J.T. Green, Jr. corner and in the S. margin of his driveway; thence in an easterly direction and with S. margin of said driveway about 193 feet to a stake in J. T. Green's line; thence with present lines of property owned by J.T.Green, Jr. as follows: thence in a southerly direction 316.6 feet; in a westerly direction 172 feet to a stake in easterly line of property owned by State of Tennessee for road right of way; thence with line of said Tennessee property in a northwesterly direction 182 feet to a stake; and continuing with line of State property in a northerly direction 172.9 feet to the beginning, containing 1.39 acres, more or less.

Being the same property covneyed to Pamela Green Highers, by virtue of that certain Executor's Quit Claim Deed dated January 19, 2017, and being of record at Instrument No. 20170124-0007445 in the Register's Office of Davidson County, Tennessee. James Highers joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Being the same property previously conveyed to J.T. Green, Jr. and wife, Agnes Green by virtue of Warranty Deed dated August 4, 1983 at Book 6110, Page 73 in the said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7338 Harper Road, Nashville, TN 37080.

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. Whenever 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/our hand(s) this 25th day of September, 2020.

Pamela Green Highers

James Highers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2020, before me personally appeared Pamela Green Highers and James Highers, 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 September, 2020.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-22-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Venikkia 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, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 7-5-21