This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9709-LV

Karen Johnson Davidson County
Batch# 526938 DEEDWARR
12/08/2020 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20201208-0143005

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2020.

Notary Public
My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yeison Biuler Morales Vasquez 509 Bel Air Drive Nashville, TN 37217	New owner	134-01-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The George W. England and Wylodean D. England Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yeison Biuler Morales Vasquez**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Section I, Curreywood Acres, as of record in Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 294 feet on the Northeasterly margin of Bel Air Drive, along a slight curve, and extends back between lines 130 feet on the Northwesterly line and 148 feet on the Southeasterly line to a broken line in the rear measuring 242.7 feet thereon.

Being the same property conveyed to The George W. England and Wylodean D. England revocable Living Trust, by Quitclaim Deed from George W. England and Wylodean D. England, of record in Book 9581, Page 380, in the Register's Office of Davidson County, Tennessee, dated January 27, 1995, and recorded on January 30, 1995.

Being the same property conveyed to George W. England and wife, Wylodean D. England, by Warranty Deed from F. L. Eubank, joined by his wife, Helen L. Eubank, of record in Book 2493, Page 256, in the Register's Office of Davidson County, Tennessee, dated February 20, 1956, and recorded on February 23, 1956.

This is ☒ improved or ☐ unimproved property located at: **509 Bel Air Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~23rd~~ 24th (ref) (GDE) day of November, 2020.

GRANTOR:

The George W. England and Wylodean D. England Revocable Living Trust

By: _____
G. David England, Successor Co-Trustee

By: Nancy E. Fite
Nancy E. Fite, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared G. David England and Nancy E. Fite, Successor Co-Trustees of The George W. England and Wylodean D. England Revocable Living Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

in the capacity and

WITNESS my hand and seal at office this ~~23rd~~ 24th day of November, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

