Karen Johnson Davidson County
Batch# 651196 DEEDWARR
06/08/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210608-0076425

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kurtis R. Lammers Emily E. Lammers	Guaranteed Rate, Inc	10613020200
(NAME) 317 Leafland Ave.	(NAME) 4410 N. Ravenswood Ave.	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Chicago, IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Moises Diaz aka, Moises Diaz Vazquez and wife, Esther Diaz,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kurtis R. Lammers and Emily E. Lammers, husband and wife,** 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:

The following described property located in Davidson County, Tennessee, to wit:

Lot 9, Sadler Place Subdivision, as shown on Plat of record in Book 332, Page 31, in the Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

Said Lot 9 fronts 50 feet on the south side of Leafland Place and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Moises Diaz and wife Esther Diaz, by deed of record in Instrument No. 20091021-0097379, Register's Office for Davidson County, Tennessee.

Moises Diaz also known as Moises Diaz Vazquez

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 317 Leafland Ave., Nashville, TN 37210
(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/our hands this 3rd day of June, 2021.

Moises Diaz

Esther Diaz

State of Tennessee
County of Davidson

Personally appeared before me Moises Diaz and Esther Diaz, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of June, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 15545

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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