WARRANTY DEED

Karen Johnson Davidson County
Batch# 655637 DEEDWARR
06/11/2021 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20210611-0079382

G-SB-BHHS-21-3900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/4/2024 (AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gustavo Vazquez and Olga Lidia de Leon Lozano	New Owner	
(NAME)	(NAME)	**148-15-0-171.00**
3707 Ezell Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL HIGDON, A SINGLE PERSON AND GLORIA COFFRE FULLER, MARRIED AND JAN SUITT LEVINE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GUSTAVO VAZQUEZ AND OLGA LIDIA DE LEON LOZANO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 50 on the Plan of Haywood Forest, Revised, of record in Plat Book 5200, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cathi D. Witherspoon, unmarried, by Warranty Deed from Cathi D. Witherspoon, unmarried, and Terry Lynn Levelsmier, unmarried, of record in Book 7216, Page 285, Register's Office for Davidson County, Tennessee, dated April 17, 1987 and recorded on April 28, 1987.

Said Cathi Dele Witherspoon having died February 28, 2020, leaving Last Will and Testament filed for Probate in Docket No. 21P342, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Michael Higdon is named Executor of the Estate of Cathi Dele Witherspoon, deceased. Isabel Louise Carney is named devise of subject property. Order probating Last Will and Testament for Muniment of Title purposes only having entered March 19, 2021 and Amended April 6, 2021 and recorded April 14, 2021 of record in Instrument No. 20210414-0049923, Register's Office for Davidson County, Tennessee. Subject property being vested in Isabel Louise Carney.

Said Isabel Louise Carney having died September 18, 2020, leaving Last Will and Testament filed for Probate in Docket No. 21P341, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Michael Higdon is named Executor of the Estate of Isabel Louise Carney, deceased. Order probating Last Will and Testament for Muniment of Title purposes only having entered March 19, 2021 and recorded April 14, 2021 of record in Instrument No. 20210414-0049921, Register's Office for Davidson County, Tennessee. Subject property being vested in Michael Higdon, Gloria Coffre Fuller and Jan Suitt Levine.

The above referenced property has never been the principal marital residence for Gloria Fuller.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5120, Page 742, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3900 Bradley Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 9th DAY OF JUNE, 2021.

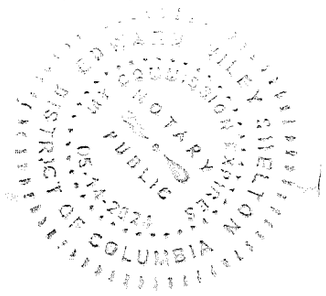
Michael Higdon

~~STATE~~ OF Washington
~~COUNTY~~ OF DC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HIGDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: 05/14/2024
(SEAL)



Witness my/our hand(s) this the 9th DAY OF JUNE, 2021.

Jan Suitt Levine

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN SUITT LEVINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Michele Phillips
Notary Public
My Commission Expires: 01/08/2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 9th DAY OF JUNE, 2021.

Gloria Coffre Fuller

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA COFFRE FULLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: 03/12/2024
(SEAL)

HECTOR A GARCIA LOPEZ
NOTARY PUBLIC
My Commission Expires
03-12-2024
DURHAM COUNTY, NC

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

