Karen Johnson Davidson County
Batch# 670866 DEEDWARR
07/02/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20210702-0090307

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/25

(AFFIX SEAL)

AVERY COSTELLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amado Ariel Valey Vasquez and spouse, Felipe Lopez Cervantes	NEW OWNERS (NAME)	
311 Nix Drive (ADDRESS)	(ADDRESS)	043-06-0-092.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Eggers Family Inter Vivos Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amado Ariel Valey Vasquez and spouse, Felipe Lopez Cervantes

, hereinafter called the Grantees, their heirs 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. 2 on the Plan of the resubdivision of parts of Lots 54 and 42 on the unrecorded plan of a Subdivision of Anderson Estates, Tracts 14 (Book 1130, Page 37, Register's Office for Davidson County, Tennessee), as shown of record in Plat Book 5191, Page131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julia Eggers, married by Special Warranty deed from Nations First, Inc. of record in Instrument No. 20060420-0045284 Register's Office for Davidson County, Tennessee, dated March 29, 2006. Being the same property conveyed to Eggers Family Inter Vivos Trust by Quitclaim deed from Julia Eggers of record in Instrument No. 201504130032483 Register's Office for Davidson County, Tennessee, dated April 10, 2015.

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

unimproved ( )
This is improved (X) property, known as 311 Nix Drive, Madison, TN 37115
(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 hand(s) this 25th day of June, 2021.

WARRANTY DEED
(Continued)

Eggers Family Inter Vivos Trust

BY: Julia Sue Eggers
Julia Sue Eggers, Trustee

BY: Robert Wayne Eggers
Robert Wayne Eggers, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Sue Eggers and Robert Wayne Eggers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of Eggers Family Inter Vivos Trust, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 25 day of June, 2021.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/4/2022

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-25-2021.

Lori Patterson
Affiant
Date: 7-1-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of July, 2021.

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Notary Public

My Commission Expires: 5/14/25

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY