Karen Johnson Davidson County
Batch# 683892 DEEDWARR
07/27/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210727-0100363

34921-5

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas G. Vasquez and Stacey L. Vasquez	**"New Owner(s)"**	**155-08-0-E-069-.00co**
7444 Kreitner Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christian Ernst and Laura Ernst, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas G. Vasquez and Stacey L. Vasquez, Trustees of the Vasquez Family Trust u/a/d September 12, 2017

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:

LAND in Davidson County, Tennessee, being all of Lot No. 46, on the Final Plat, Resubdivision of Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christian Ernst and Laura Ernst, husband and wife by Deed dated July 6, 2015 from Elizabeth A. Bowron Wells and Christopher A. Wells, of record in Instrument No. 20140305-0018655, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as shown in Instrument No. 20010202-0010403, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Declaration of Covenants, Conditions and Restrictions for Bellevue Highlands, of record in Book 11592, page 670 and as amended in Instrument No. 20101104-0088413 Register's Office for Davidson County, Tennessee. By-Laws of Bellevue Highlands Homeowners' Association, Inc. appended thereto in Book 11592, page 717, Register's Office for Davidson County, Tennessee.**

3. **Conveyance of Common Area to Bellevue Highlands Homeowners' Association, Inc., of record in Instrument No. 20020506-0054929, said Register's Office.**

4. **All matters shown on the Boundary Plat of record in Plat Book 9700, page 955,said Register's Office.**

5. **Stormwater Detention Agreement, of record in Book 11509, page 615, said Register's Office.**

6. **Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This is improved property, known as **7444 Kreitner Drive, Nashville, TN 37221**

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 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 **22nd** day of **July, 2021.**

Christian Ernst

Laura Ernst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Christian Ernst and Laura Ernst,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **July, 2021.**

Notary Public

My Commission Expires: 12/9/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the 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 7/22/21.

Affiant Signature

7/23/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON