Karen Johnson Davidson County
Batch# 696712 DEEDWARR
08/13/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210813-0109421

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#V90-22A

ADDRESS NEW OWNER:
Stephen Bernard Brock
1920 Gulf Breeze Place
Nashville, TN 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

Atlantic Bay Mortgage Group LLC
600 Lynnhaven Parkway, Suite 101
Virginia Beach, VA 23452

Parcel ID:
052-08-0A-022-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pedro Vazquez Gonzalez and wife, Jessica Rizo Rubio,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Stephen Bernard Brock, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 22, on the plan of Phase One, Section One, Heron Walk, of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which plat of reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pedro Vasquez Gonzalez by Warranty Deed dated November 16, 2018 from Ang Homes Inc., of record in Instrument Number 20181120-0114076, Register's Office for Davidson County, Tennessee.
>
> Pedro Vazquez Gonzalez and Pedro Vasquez Gonzalez are one and the same person.
>
> Jessica Rizo Rubio joins in this conveyance for the purpose of conveying any interest she may have in and to said real property.

This is improved property known as 1920 Gulf Breeze Place, Nashville, TN 37115. Possession is to be given on August 12, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of July, 2021.

Pedro Vazquez Gonzalez
Pedro Vazquez Gonzalez

Jessica Rizo Rubio
Jessica Rizo Rubio

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Pedro Vazquez Gonzalez and wife, Jessica Rizo Rubio,** the bargainors, 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 office this 30th day of July, 2021.

NOTARY PUBLIC

DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/21/25

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$280,000.00**.

AFFIANT

Subscribed and sworn to before me on this ~~30th~~ 12th August day of ~~July~~, 2021.

Dana R Park
NOTARY PUBLIC

My Commission Expires: 10/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-26-2024

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on July 30, 2021 (date of document).

Affiant Signature

8/12/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of August, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)