Karen Johnson Davidson County
Batch# 698609 DEEDWARR
08/17/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20210817-0110707

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $303,000.00

Kathryn M Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2021.

Eileen Smith
Notary Public

MY COMMISSION EXPIRES: 8/27/22
(AFFIX SEAL)

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 21-116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Enrique Vazquez and Margarita Chavolla-Castro	Enrique Vazquez and Margarita Chavolla-Castro	075-10-0-120.00 and
(NAME)	(NAME)	
624 Rehnea Drive	624 Rehnea Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BLANCA PEREZ AND HARVEY GREENE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ENRIQUE VAZQUEZ AND MARGARITA CHAVOLLA-CASTRO, 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:

Land in Davidson County, Tennessee, being all of Lot No. 158, on the Plan of Hermitage

Estates Subdivision, as shown by plat appearing of record 1n Plat Book 3300, Pages 70 and 71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Harvey Greene, husband of Blanca Perez, joins in the execution of this Warranty Deed for the express purpose of conveying all of his right, title and interest, if any, marital or otherwise, in and to said realty to the Grantees, their heirs and assigns.

Being the same property conveyed to Blanca Perez by Gerald Wayne Meador and Judith H. Meador, husband and wife, in an instrument dated April 25, 2007 and recorded April 26, 2007 in Instrument No. 20070426-0049698, Register's Office for Davidson County, Tennessee..

unimproved ☐
This is improved ☒ property, known as 302 Tyler Dr, Hermitage, TN 37076
(House No.) (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 our hands this 10 day of August, 2021.

Blanca Perez

Harvey Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2021, before me personally appeared Blanca Perez and Harvey Greene, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my nand and official seal at office on the day and year afirst above written.

Notary Public
Printed Name: EILEEN SMITH My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 8-10-2021 (date of document).

Eileen Smith
Affiant Signature

8-10-21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10 day of August, 2021.

Kathryn M Peach
Notary's Signature

MY COMMISSION EXPIRES: 2/22/2025

NOTARY'S SEAL

