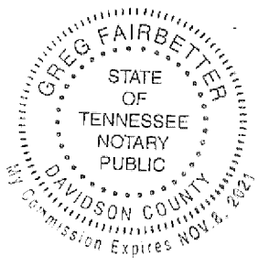
Karen Johnson Davidson County
Batch# 702801 DEEDWARR
08/23/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,853.70
20210823-0113452

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $501,000.00. Affiant Subscribed and sworn to before me, this the 28th day of May, 2021. Notary Public My commission expires: 11.8.21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Francisco Javier Barquin and Rosalia Patricia Montero	New Owner(s)	072-06-3D-004.00-CO
921D Thomas Avenue		
Nashville TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH C. VAN DUSEN AND ALEXANDRA N. VAN DUSEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCISCO JAVIER BARQUIN AND ROSALIA PATRICIA MONTERO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 921 D of Lot 2, 921 Thomas Avenue Commons, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160802-0079898, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph C. Van Dusen and Alexandra N. Van Dusen, husband and wife by Warranty deed from Bonnie Thornton Mitchell, a married woman of record in Instrument No. 20170420-0038830 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 20, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 921D Thomas Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2021.

Joseph C. Van Dusen by Alexandra N. Van Dusen, Atty in fact

Joseph C. Van Dusen by Alexandra N. Van Dusen, his Attorney-In-Fact

Alexandra N. Van Dusen

Alexandra N. Van Dusen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alexandra N. Van Dusen, personally and as attorney in fact for Joseph C. Van Dusen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2021.

Notary Public

My Commission Expires: 3-3-25



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/28/2021 (date of document).

Connie Taylor
Affiant Signature

5/28/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of May, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY WILLIAM CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY