Karen Johnson Davidson County
Batch# 723785 DEEDWARR
09/24/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210924-0128847

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/25

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

02-NSH21-02697

Address of New Owner:	Send Tax Bills to:	Tax Information:
Francisco Morales and Alejo Velasco Vargas 61 Scobey Drive Nashville, TN 37210	Francisco Morales and Alejo Velasco Vargas 61 Scobey Drive Nashville, TN 37210	106-15-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brooke L. Davis, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Francisco Morales, a married man and Alejo Velasco Vargas, a married man, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors 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 Lot No. 94 on the Plan of Raymond Heights of record in Book 1424, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Brooke L. Davis, unmarried by Warranty deed from Austin M. Wenninger and wife, Katherine L. Wenninger of record in Instrument No. 20100802-0060501 Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on August 02, 2010. (Value of consideration shown in aforementioned deed $105,000.00.) Being also known as 61 Scobey Drive, Nashville, Tennessee 37210.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 61 Scobey Drive, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of September, 2021

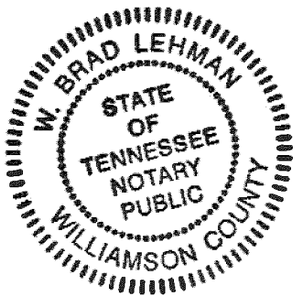
Brooke L. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of September, 2021, before me personally appeared Brooke L. Davis, 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.

Notary Public

My Commission Expires: 9/21/2024



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 9/23/2021 (date of document).

Jami K. Averwater
Affiant Signature

9/23/2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 23rd day of Sept, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY