Karen Johnson Davidson County
Batch# 743008 DEEDWARR
10/25/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211025-0142974

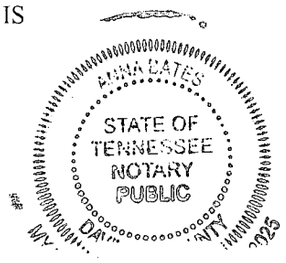
STATE OF Tennessee
COUNTY OF Davidson

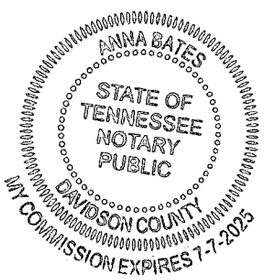
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Keri Bade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2021.

Anna Bates
Notary Public
MY COMMISSION EXPIRES: 7-7-2025
File No. G21-13956





WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rigoberto Vergara Amador (NAME)	Rigoberto Amador (NAME)	149-03-0-041
2451 Rychen Drive (STREET ADDRESS)	(STREET ADDRESS) 2451 Rychen Dr	
Nashville TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Nashville TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Helen James, an unmarried woman and Margaret Stokes Matthews, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rigoberto Vergara Amador**, 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:

BEING Lot No. 439, on the Plan of Resubdivision of Lots 439 and 440, Edge-O-Lake Estates, Section 6, of record in Book 4060, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 439, fronts together 86.11 feet on the northerly side of Edge-O-Lake Drive and 87.50 feet on the westerly side of Rychen Drive, said frontages being joined by a curve having a distance of 39.27 feet, and runs back a total of 113.53 feet on the north line and 120.22 feet on the west line to a point of intersection.

Being the same property conveyed to Margaret Stokes and Helen James, each unmarried by Deed dated September 19, 2005, recorded September 28, 2005, in Instrument Number 20050928-0116779, in the Register's Office of Davidson County, Tennessee.

The said Margaret Stokes and Margaret Stokes Matthews being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2451 Rychen Drive, Nashville, TN 37217.

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. Whenever 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 19th day of October, 2021.

Helen James

Margaret Stokes Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2021, before me personally appeared Helen James, Margaret Stokes Matthews and , 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of October, 2021.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-19-21 (date of document).

Affiant Signature

10/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of October, 2021.

(SEAL) CORTNEY JACKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: 5/7/24