Karen Johnson Davidson County
Batch# 744623 DEEDWARR
10/27/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211027-0144161

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Kaylan Gilbert
Affiant

Subscribed and sworn to before me, this 22nd day of October, 2021.

Notary Public

My commission expires: 4/22/22

FRANCES W. MONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-22-2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allie L. Moening and Edwin Robert Cook	**New Owner**	**149-01-0A-033.00CO**
2112 Mullen Circle		
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 HEREBY ACKNOWLEDGED, WE,

Elvira Vasquez, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allie L. Moening, an unmarried woman and Edwin Robert Cook, an unmarried man, as joint tenants with full rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase II, Mullen Valley of record in Book 6250, Page 477, 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 Elvira Vasquez, an unmarried woman by Warranty Deed from Gregory Jordan and wife, Donna Kay Jordan, of record in Instrument No. 20051114-0137627, dated September 7, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Any and all visible easements lying on or across the property.
Restrictive covenants contained in an instrument of record in Book 6577, Page 20, amended in Book 6577, Page 25, Book 7311, Page 333 and Book 8042, Page 601, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6577, Page 52, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6583, Page 351, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 6577, Page 17, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
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 is improved property known as 2112 Mullen Circle, 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 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 my/our hand(s) this 22nd day of October, 2021.

Elvira Vasquez

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Elvira Vasquez,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2021.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06.14.25
COUNTY OF WILLIAMSON

File #: 21-807
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, **Joshua A. Terry**, 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 October 22nd 2021.

Affiant Signature

10/25/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/25/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON