Karen Johnson Davidson County
Batch# 757410 DEEDWARR
11/18/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,740.22
20211118-0153523

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amado Ariel Valey Vasquez and Felipe Lopez Cervantes	New Owners	08216017200
(NAME) 935 Fatherland Street	(NAME) 99 South Graycroft Ave	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peter S. Hawes, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amado Ariel Valey Vasquez and Felipe Lopez Cervantes, a married couple,** 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 part of Lot No. 101 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record In Plat Book 1, Page 13, Chancery Court at Nashville, part of Lot No. 44 on the Plan of Paynes Addition as of record in Book 21, page 70, Registers Office for said County, and a triangular strip out of the east part of Payne Street, now abandoned, described together as follows:

Beginning on the northerly margin of Fatherland Street at the southeast corner of the property conveyed to Mary E. Douglas by Deed from W. A. Horan and wife, of record in Book 1320, Page 94, said Register's Office, said point being 50 feet east of the corner of Lots No. 100 and 101 in said Barrow's Addition; thence with the northerly margin of Fatherland Street, eastwardly 50 feet, more or less to the southwest corner of the property conveyed to L. J. Robinson and George B. Graves property northwardly 170 feet more or less to the southerly margin of an alley; thence with said alley westwardly 50 feet more or less to the northeast corner of said Douglas property southwardly 170 feet more or less to the beginning.

Being the same property conveyed to Peter S. Hawes, unmarried by Warrant Deed dated from Carolyn K. Thompson, Trustee and her Successor in Trust of The Carolyn K. Thompson Revocable Living Trust, of record in Instrument No. 20040924-0115229, Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 24, 2004.

unimproved ☐

This is improved ☑ property, known as 935 Fatherland Street, Nashville, TN 37206
(House Number) (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 my/our hands this 10th day of November, 2021.

Peter S. Hawes

State of Tennessee
County of Davidson

On this 10th day of November, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Peter S. Hawes, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 10th day of November, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-A&F

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Holly A Mason, 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 11/10/21.

Affiant Signature

11/10/21
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22