Karen Johnson Davidson County
Batch# 760712 DEEDWARR
11/24/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211124-0156352

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14807-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2021.

Notary Public
My Commission Expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mario Loera 2608 Western Hills Drive Nashville, TN 37214	New Owner	073 03 0 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cole Herget, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mario Loera and Ashley Loera, husband and wife and Salvador Loera, married: as joint tenants with right of survivorship**, 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 Lot No. 51 on the plan of Section Two, Sutherland Heights, as shown by plat of record in Plat Book 2663, Page 58, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cole Herget, by Warranty Deed from Kelly M. Flanagan and Bryan Flanagan, wife and husband, of record in Instrument No. 20210415-0050624, in the Register's Office of Davidson County, Tennessee, dated April 12, 2021 and recorded on April 15, 2021.

Being the same property conveyed to Kelly M. Flanagan and Bryan Flanagan, wife and husband, by Warranty Deed from Matthew Cain Parsons and wife, Rebecca Parsons, of record in Instrument No. 20140304-0018086, in the Register's Office of Davidson County, Tennessee, dated February 27, 2014 and recorded on March 04, 2014.

This is improved property located at: **2608 Western Hills Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2021.

GRANTOR:

Cole Herget

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cole Herget, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of November, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

True Copy Certification

I, **Kaz Arbogast,** 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 this the 18th day of November, 2021.

Affiant Signature
Date 11/18/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024