Warranty Deed

Karen Johnson Davidson County Batch# 771458 DEEDWARR 12/10/2021 09:35:30 AM 3 pgs Fees: $18.00 Taxes: $1,665.00 20211210-0163885	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 6th day of December, 2021. Notary Public My commission expires:

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrea Stam	New Owner(s)	072-08-0-247.00
2217 Berrywood Road		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD W. VEGA AND CARLOTA VEGA, TRUSTEES OF THE VEGA FAMILY REVOCABLE TRUST DATED MARCH 13, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA STAM, AN UNMARRIED WOMAN**, 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. 208 on the Plan of Dalewood Section III of record in Plat Book 1835, Page 20, 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 Carlota Ramirez Ibanez, married by Warranty deed from Amanda Rowley and Andy Rowley, wife and husband of record in Instrument No. 20150423-0036536 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 23, 2015.

Being the same property conveyed to Richard W. Vega and carlota Vega as Trustees of The Vega Family Revocable Trust by Quitclaim deed from Carlota Ramirez Ibanez, married of record in Instrument No. 20200513-0049845 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on May 13, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2217 Berrywood Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of December, 2021.

Vega Family Revocable Trust dated March 13, 2020

By: _____, Trustee
Richard W. Vega, Trustee

By: _____, Trustee
Carlota Vega, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard W. Vega and Carlota Vega, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Vega Family Revocable Trust dated March 13, 2020, a Tennessee Trust, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 6th day of December, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 12/06/2021 (date of document).

Affiant Signature

12/06/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6th day of December, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024