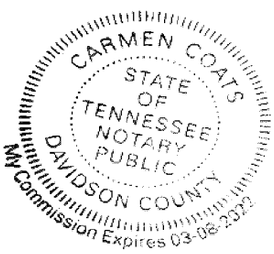
Karen Johnson Davidson County
Batch# 774883 DEEDWARR
12/16/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20211216-0166351

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $495,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of December, 2021. Notary Public My commission expires:

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:
Nicolas P. Vergara, Francisco J. Vergara, and Maria V. Vergara	Movement Mortgage, LLC	061-02-0-026.00
4501 Broomfield Drive	8024 Calvin Hall Rd.	
Nashville, TN 37216	Indian Land, SC 29707	

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, **JENNIFER C. GRENGA, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLAS P. VERGARA, A SINGLE MAN, AS TO AN UNDIVIDED 50% INTEREST, AND FRANCISCO J. VERGARA AND MARIA V. VERGARA, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST,** 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. 288 on the Plan of Gra-Mar Acres, Section Eight, First Addition, as of record in Plat Book 2330, Page 130, Register's Office for said County, together with a triangular lot at the southeasterly corner of Lot No. 300 on the Plan of Gra-Mar Acres, Section 11, as of record in Plat Book 2663, Page 113, Register's Office for said County, described together as follows:

Beginning at a point in the southwesterly margin of Broomfield Drive, at the north front corner of Lot No. 288 and the northeasterly corner of Lot No. 289, Gra-Mar Acres, Section Eight, as of record in Book 2331, Page 110; thence with the line between said lots, southwesterly 175 feet to a point; thence southeasterly 212.30 feet to the northwesterly margin of Joyce Lane; thence with the margin of Joyce Lane, northeasterly 146.58 feet to a point at the beginning of a curve; thence around said curve in a northerly direction 31.42 feet to a point in the southwesterly margin of Broomfield Drive; thence with said Drive, northwesterly 225.86 feet to the beginning.

Being the same property conveyed to Jennifer C. Grenga, a single woman by Warranty deed from Larry C. Quarles and Belinda J. Quarles, husband and wife of record in Instrument No. 20170511-0047074 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 11, 2017.

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 4501 Broomfield Drive, 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 2nd day of December, 2021.

Jennifer C. Grenga

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 Jennifer C. Grenga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/13/2021 (date ~~of document~~).

Affiant Signature

12/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025