Karen Johnson Davidson County
Batch# 794796 DEEDWARR
01/25/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20220125-0008925

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Alfred Roberson		Parcel ID: 096-15-0-074.00-000
(NAME) 3111 Laurel Forest Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Braulio Atanacio Sanchez, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Alfred Roberson, a single man**, 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:

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. 86 on the Plan of Hickory Bend, Section III, of record in Book 3600, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 86 fronts 85.0 feet on the Easterly side of Laurel Forest Drive and extends back between lines 140.0 feet on the North line, and 140.0 feet on the South line, to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Braulio Atanacio Sanchez, a single man, By Warranty Deed from Consuelo Rios, an unmarried woman dated February 22, 2021 recorded March 01, 2021, of record as Instrument No. 20210301-0025635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3111 Laurel Forest Drive, Nashville, TN 37214

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 our hands this 28th day of December, 2021

Braulio Atanacio Sanchez

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Braulio Atanacio Sanchez**, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2021.

Notary Public

My Commission Expires: May 22, 2024

(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/22/2024
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 12/28/21 (date of document).

Affiant Signature

12/29/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

