Karen Johnson Davidson County
Batch# 795214 DEEDWARR
01/25/2022 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220125-0009155

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2021.

Notary Public
My Commission Expires: _____

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cristian Suarez 530 Wanda Drive Nashville TN 37210	New Owner	Tax Parcel ID No. 095 14 0 024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Hamilton, unmarried, and Hiroko Lesser, unmarried, as joint tenants with rights of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cristian Suarez Sanchez, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 72, on the plan of ELM Hill Acres Section No. 1, of record in Plat Book 2331, Page 67 and 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Hamilton and Hiroko Lesser, both unmarried as joint tenants with rights of survivorship, by Quitclaim Deed from William Hamilton, a single man, of record in Instrument No. 20200924-0109854, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 24, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELM Hill Acres Section No. 1, as recorded in Plat Book 2331, Page(s) 67 and 68.

Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in Book 2442, Page 55.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 464.

This is improved property located at 530 Wanda Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of December, 2021.

William Hamilton

Hiroko Lesser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Hamilton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2021.

Notary Public
My Commission Expires: _____

STATE OF WEST VIRGINIA)
COUNTY OF HARRISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hiroko Lesser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2021.

Notary Public
My Commission Expires: December 15, 2023

OFFICIAL SEAL
NOTARY PUBLIC
State of West Virginia
Jerry P D'Amato
305 Elm Street
Clarksburg WV 26301-3167
My Commission Expires December 15,2023

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of December, 2021.

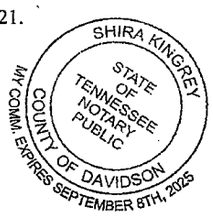
William Hamilton

Hiroko Lesser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Notary Public
My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

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Witness my hand, at office, this 10th day of December, 2021.

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12-10-21 (date of document).

Connie Taylor
Affiant Signature

12-10-21
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

