Karen Johnson Davidson County
Batch# 818887 DEEDWARR
03/10/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220310-0027467

Warranty Deed

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the ~~28th~~ 1st day of ~~February,~~ MARCH 2022. Notary Public My commission expires: 10/21/2024

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:
Lesley Lammers and Benjamin Pranger	New Owner(s)	083-08-0-181.00
919 Mitchell Road		
Nashville, TN 37206		

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, **DIEGO VASQUEZ AND SARAH L. WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLEY LAMMERS, AN UNMARRIED WOMAN AND BENJAMIN PRANGER, AN UNMARRIED MAN**, 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, 182 on the Plan of Rosewood Heights Subdivision, Section Five, of record in Plat Book 2331, Page 39, Register's Office for said County.

Said Lot No. 182 fronts 75 feet on the Easterly side of Mitchell Road and runs back between lines 351.4 feet on the Northerly line and 348.4 feet on the Southerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Lawrence H. Williams and wife, Terrie Williams by Warranty deed from John S. Lowe, unmarried of record in Instrument No. 20130904-0093307 Register's Office for Davidson County, Tennessee, dated September 03, 2013 and recorded on September 04, 2013.

Being the same property conveyed to Diego Vasquez and Sarah L. Williams, husband and wife by Warranty deed from Lawrence H. Williams and Terrie Williams, a married couple of record in Instrument No. 20200218-0017544 Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on February 18, 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 919 Mitchell Road, Nashville, TN 37206, 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 28th day of February, 2022.

Diego Vasquez

Sarah L. Williams

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 Diego Vasquez and Sarah L. Williams, 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 28th day of February, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/28/2022 (date of document).

Jennifer Russell
Affiant Signature

3/1/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

