Karen Johnson Davidson County
Batch# 839168 DEEDWARR
04/13/2022 12:46:30 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20220413-0043012

5655

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2022.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Apolinario Lajom Hector Lajom	NEW OWNER	041 00 0 068.00
(NAME)	(NAME)	
4055 BRICK CHURCH PIKE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Henry J. Abbott, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Apolinario Lajom, unmarried and Hector Lajom, unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th, formerly 21st, Civil District of said County and State, described as follows: Beginning at the intersection of the easterly right-of-way of Brick Church Pike and center line of Bell Grimes Lane; thence with the center of said Lane, south 85 degrees east 200 feet; thence northwardly 175 feet; thence westwardly 195.2 feet to the easterly right-of-way of said Pike; thence with said right-of-way line southwardly 175.3 feet of the beginning.

Being the same property conveyed to Rita J. Bradlet and Henry J. Abbott, as joint tenants with rights of survivorship in Quitclaim Deed from Rita J. Bradley and Barry Jackson dated 06/10/2004 and recorded 06/15/2004 in Instrument Number 20040615-0070490, in the Register's Office for Davidson County, Tennessee. The said Rita J. Bradlet, having since died November 28, 2017 leaving Henry J. Abbott as the surviving tenant by right of survivorship.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4055 Brick Church Pike (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37207 (Postal Zip)

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, successors 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, successors 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 7th day of April, 2022.

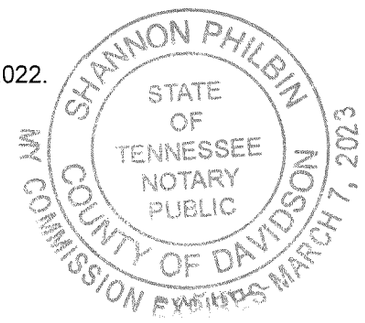
Henry J. Abbott

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Henry J. Abbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of April, 2022.



Shannon Philbin

Commission Expires:

Certificate of Authenticity

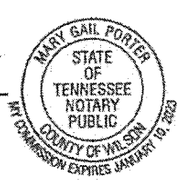
I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 7th day of April, 2022.

Ernest D. Bennett, III, Affiant 04/7/2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 7th day of April, 2022.

Notary's Signature



Commission Expires: January 10, 2023