Karen Johnson Davidson County
Batch# 860492 DEEDWARR
05/23/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220523-0059382



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 12th day of May, 2022.

Eliza Whitfield
Notary Public
My commission expires:
5-5-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ana L Hernandez Vazquez	First Community Mortgage Inc	**06001007300**
408 Ewing Dr	262 Robert Rose Drive, Suite 200	
Nashville, TN 37207	Murfreesboro, TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

Tony M Wilkes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ana L Hernandez Vazquez, a married woman

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:

Land in Davidson County, Tennessee, being part of the Hawkins Property shown adjoining the Plan of Laverne Acres, as of record in Book 2330, Page 14, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point in the South margin of New Ewing Lane, at a concrete monument at the Northwest corner of Lot No. 3, Laverne Acres, on the plan above referred to; thence with the margin of said lane, North 75 degrees 15 minutes West 135.3 feet to a point; thence South 6 degrees 15 minutes West 236.4 feet to a point; thence South 82 degrees 25 minutes east 103.4 feet to a concrete monument at the Southwest corner of Lot No. 3 above referred to; thence along the line of said lot, North 14 degrees 45 minutes East 221.3 feet to the point of beginning.

Being the same property conveyed to Tony M Wilkes, unmarried, by Warranty Deed from Robert E Burgess and wife, Patricia Faye Burgess, dated August 11, 1989, of record in Book 7918, Page 96, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 408 Ewing Dr, Nashville, TN 37207.

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 in 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.

Tony M Wilkes Date: 5/12/22

Tony M Wilkes

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Tony M Wilkes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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 05/17/2022 ____ (date of document).

Affiant Signature

05/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of May, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025