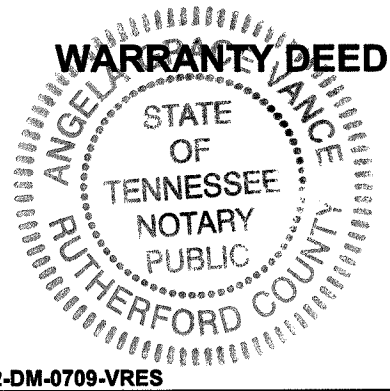
WARRANTY DEED



File #22-DM-0709-VRES

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 880641 DEEDWARR
06/29/2022 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220629-0075240

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Armando Garcia and Ma Reyna Sepulveda Angel	New Owner	
709 Norwalk Ct. (NAME)	(NAME)	**096 16 0 194.00**
Nashville TN 37214 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WANDA B. SNELL, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARMANDO GARCIA AND MA REYNA SEPULVEDA ANGEL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10, on the plan of Section Two, Addition to Larchwood, of record in Plat Book 6200, Page 324, 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 Fred D. Snell and wife, Wanda B. Snell, by Warranty Deed from Gordon Weaver, of record in Book 9580, Page 659, in the Register's Office for Davidson County, Tennessee, dated January 27, 1995 and recorded on January 27, 1995.

The said Fred D. Snell was deceased January 28, 2022, leaving Wanda B. Snell as the sole Tenant by the Entirety.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Addition to Larchwood, as recorded in Plat Book 6200, Page(s) 324 .
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6685, Page 467.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **709 Norwalk Court, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd day of June, 2022.

Wanda B. Snell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2022, before me personally appeared Wanda B. Snell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 6/23/2022 (date of document).

Jennifer Russell
Affiant Signature

6/28/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

