Karen Johnson Davidson County
Batch# 900520 DEEDWARR
08/08/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20220808-0090141

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. EY-22-3019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Vazquez and Olga Lidia De Leon Lozano	**NEW OWNERS**	
(NAME)	(NAME)	
511 Yale Avenue	**3707 Ezell Road**	052-05-0-130-00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Nashville, TN 37211**	
(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/we, **Mohammed Naser, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gustavo Vazquez and Olga Lidia De Leon Lozano, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 24, Block K, of Madison Park, a Subdivision in the County of Davidson, State of Tennessee, a Plat of which Sub-division is of record in Book 974, Page 38, Registers Office of said County.

Being the same property conveyed to Mohammed Naser by Clerk and Master Deed from Maria M. Salas, Clerk and Master, Chancery Court for Davidson County of record as Instrument No. 20181219-0123354 in the Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on December 19, 2018.

This is property more commonly known as 511 Yale Avenue, Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 5th day of August, 2022.

Mohammed Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2022, before me personally appeared Mohammed Naser, 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 5th day of August, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 5, 2022**.

Affiant Signature

August 8, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of **August**, 20**22**.

Notary's Signature



My Commission Expires: _____

Notary's Seal (if on paper)