PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 900777 DEEDWARR
08/09/2022 12:06:59 PM 2 pgs
Fees: $13.00 Taxes: $1,642.99

20220809-0090524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $444,052.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/24 (AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

DM-VRES-22-2608

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James M. Hahn and Esther Hahn		
(NAME)	(NAME)	
2608 Western Hills Dr	New Owner	**073 03 0 039.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **MARIO LOERA AND ASHLEY LOERA, HUSBAND AND WIFE, AND SALVADOR LOERA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES M. HAHN AND ESTHER HAHN, 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. 51 on the Plan of Section Two, Sutherland Heights, as shown by plat of record in Plat Book 2663, Page 58, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mario Loera and Ashley Loera, husband and wife and Salvador Loera, married: as joint tenants with right of survivorship, by Warranty Deed from Cole Herget, a single man, of record in Instrument No. 20211124-0156352, in the Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 24, 2021. Salvador Loera is married; however, the subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Sutherland Heights, as recorded in Plat Book 2663, Page(s) 58 .
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2745, Page 403 and Book 2859, Page 57.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2795, Page 97.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2608 Western Hills Dr, Nashville, Tennessee 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 5th DAY OF AUGUST, 2022.

Mario Loera

Ashley Loera

Salvador Loera by Mario Loera as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIO LOERA, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY LOERA, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIO LOERA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SALVADOR LOERA, and who acknowledged he/she/they executed the same as the free act and deed of the said SALVADOR LOERA.

Witness my hand and official seal, this the 5th of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
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