THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me this 15th day of August, 2022. Notary Public My Commission Expires
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 37210-07-2022**	

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John T. Granich 924 N 6th Street Nashville, TN 37207	John T. Granich 924 N. 6th St. Nashville, TN 37207	Map and Parcel No.: 08204010300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alyssa Vasquez, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John T. Granich, a single man, as sole owner** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 924 N 6th Street, Nashville, TN 37207.

Belinda Vasquez joins in the execution of this instrument to convey any marital interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 904184 DEEDWARR
08/16/2022 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20220816-0092877

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2022.

Alyssa Vasquez by Belinda Vasquez, her attorney-in fact

Alyssa Vasquez by Belinda Vasquez her attorney-in-fact

Belinda Vasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Belinda Vasquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2022.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Belinda Vasquez, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alyssa Vasquez, and she is authorized by Alyssa Vasquez to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of August, 2022.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 48 feet of Lot No. 45 on the Plan of Sharp and Caruther's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 45 fronts 48 feet on the westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Alyssa Vasquez, unmarried, by deed from Ernest McClain, married and Michael Grant, married, appearing as Instrument No. 20120201-0008934, Register's Office for Davidson County, Tennessee. Alyssa Vasquez having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 08204010300.
2. All matters appearing on the Plan of record as Book 57, page 82, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/15/2022** (date of document).

Affiant Signature

8/15/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **AUGUST**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

