Karen Johnson Davidson County
Batch# 906499 DEEDWARR
08/23/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220823-0094901

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$355,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18th~~ 22nd day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

File No. G22-16930

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Estela Corea Ramos and Carlos Zavala Paz (NAME)	New Owner (NAME)	149-30-5
2445 Broadview Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Christopher William Noll, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Estela Corea Ramos and Carlos Zavala Paz**, 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 located in Davidson County, Tennessee, being Lot No. 423 on the Plan of Edge0 Lake Estates, Section VI, as of record in Book 3700, pages 15 and 16 Register's Office of Davidson County County.

Said Lot No 423 fronts 80 feet on the southwesterly side of Broadview Drive and extends back 156.07 feet on the northwesterly line and 168.91 feet on the southeasterly line, to a deadline in the rear on which it measures 90.78 feet.

Being the same property conveyed to Christopher William Noll by Deed dated April 14, 2021 from Janet Dee Shoub and Carol Anne Brock as Trustees of the Carl W. Shoub and/or Anne G. Shoub Revocable Living Trust, recorded April 24, 0721, in Instrument Number 20210427-0056034, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2445 Broadview Drive, Nashville, TN 37217.

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. Whenever 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 18th day of August, 2022.

Christopher William Noll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2022, before me personally appeared Christopher William Noll, 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 18th day of August, 2022.

Notary Signature
My commission expires: 6/11/24

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 8/18/2022 (date of document).

Jennifer Russell
Affiant Signature

8/22/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

