Karen Johnson Davidson County
Batch# 915229 DEEDWARR
09/12/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220912-0101660

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62795
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mario Avila Elizabeth Avila 2309 Lindell Avenue Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 10514023700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aneka Renee Womack, as the heir-at-law of Carolyn Deloris Womack**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mario Avila and Elizabeth Avila, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 10 of Block 28 on the Plan of Yarbrough's Subdivision of Woodland of record in Book 161, page 104, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn D. Womack, unmarried, by Warranty Deed from George W. Lesley and wife, Jean S. Lesley, dated August 2, 1989 and recorded on August 8, 1989, of record in Book 7909, page 783, Register's Office for Davidson County, Tennessee. The said Carolyn D. Womack has since died. By Affidavit of Heirship in Furtherance of Title, dated October 26, 2020, recorded October 29, 2020, of record in Instrument No. 20201029-0126216, said Register's Office, Aneka Renee Womack was established as the heir-at-law of Carolyn Deloris Womack.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 104, said Register's Office.

This is improved property, known as 2309 Lindell Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of September, 2022.

Aneka Renee Womack

State of Tennessee

County of Davidson

On this 9th day of September, 2022, before me the undersigned authority, personally appeared Aneka Renee Womack, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Sworn and subscribed before me this 9th day of September, 2022.

Notary

My Commission Expires: _____

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

True Copy Certification

I, **Pam Autry,** 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 this the 9th day of September, 2022.

Affiant Signature
Date 09/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

