Karen Johnson Davidson County
Batch# 917079 DEEDWARR
09/15/2022 11:43:50 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220915-0103063

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Bruno Sanchez
Affiant

Subscribed and sworn to before me, this 13 day of SEPTEMBER, 2022.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
BRUNO A. SANCHEZ 1017 10TH AVENUE NORTH Nashville, TN 37208	New Owner	081 16 0 639.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES DAN COX, III, a single man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **BRUNO A. SANCHEZ and wife, BETH R. SANCHEZ,** hereinafter called the Grantees, their successors 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 and being known and designated as all of Lot No. 1 of a Resubdivision of Lot No. 7 and portion Of Lots 6 and 8 Of The Haslam Mill Lot, as shown on the Plat of the same of record in Plat Book 11190, Page 136, in the Register's Office for Davidson County, Tennessee, to Which plat Specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Dan Cox, III, a single man, by Warranty Deed from Sean Mckinnis, of record in Instrument No. 20181129-0116518, in the Register's Office of Davidson County, Tennessee, dated November 26, 2018 and recorded on November 29, 2018.

This property is improved property known as 1017 10TH AVENUE NORTH, Nashville, TN 37208.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 12 day of SEPTEMBER, 2022

JAMES DAN COX, III

Acknowledgment

STATE OF AL
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES DAN COX, III, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 12 day of SEPTEMBER, 2022.

Notary Public
Commission expiration date: 2/12/26

