(Return to:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-13561-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2022

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 922993 DEEDWARR
09/29/2022 09:47:37 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220929-0107514

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Cordero and Itzel Monzon Cordero and Erika Cordero	SAME	
94 Vaden Drive		133-04-0-025.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **John A. McCormick and Diane B. McCormick, as trustees of the McCormick Tennessee Community Property Trust, dated June 30, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Cordero and Itzel Monzon Cordero, husband and wife, and Erika Cordero, married, as joint tenants with right of survivorship**

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 in Davidson County, Tennessee, being Lot No. 220 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page(s) 136 through 138, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 220 fronts 85 feet on the Northerly side of Vaden Drive and runs back 190 feet on the Westerly side and 195 feet on the Easterly side to a dead line in the rear measuring 122.8 feet on the said dead line.

Being the same property conveyed to Joseph McCormick and wife, Mamie Ruth McCormick by Warranty Deed from Alvin E. Newman and wife, Betty P. Newman of record in Book 5180, Page 277, Register's Office for Davidson County, Tennessee, dated August 04, 1977 and recorded on August 05, 1977.

Said Joseph McCormick became deceased on December 20,1999, vesting Mamie Ruth McCormick as surviving tenant.

Being the same property conveyed to John A. McCormick and wife, Diane B. McCormick by Warranty Deed from Mamie Ruth McCormick (by John A. McCormick, Attorney-in-fact) of record in Instrument No. 20130524-0052674 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 24, 2013.

Being the same property conveyed to John A. McCormick and Diane B. McCormick, as trustees of the McCormick Tennessee Community Property Trust, dated June 30, 2017 by Quitclaim Deed from John A. McCormick and wife, Diane B. McCormick of record in Instrument No. 20170908-0092257 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on September 08, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **94 Vaden Drive, Nashville, TN 37211**

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. 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 our hands this the 28 day of September, 2022.

McCormick Tennessee Community Property Trust, dated June 30, 2017

BY: John A McCormick, Trustee
John A. McCormick, Trustee

BY: Diane B. McCormick, Trustee
Diane B. McCormick, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John A. McCormick** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **McCormick Tennessee Community Property Trust,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John A. McCormick** as such **Trustee**.

Witness my hand and official seal this the 28 day of September, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Diane B. McCormick** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **McCormick Tennessee Community Property Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Diane B. McCormick** as such **Trustee**.

Witness my hand and official seal this the 28 day of September, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY