This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19077-RR

Karen Johnson Davidson County
Batch# 926938 DEEDWARR
10/07/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20221007-0110629

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,900.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public
My Commission Expires: 5-14-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alfonzo Aguilar-Vazquez and Esmeralde Flores Figueroa 2908 High Rigger Drive Nashville, TN 37217	~~New Owner~~ CMG Mortgage, Inc. 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	136 15 0 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Edminson Scherer and Ena Scherer, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alfonso Aguilar Vazquez, and Esmeralda Flores Figueroa, husband and wife**, 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 Number 10 on the Plan of Section Two Harbour Town Village, of record in Plat Book 4675, Page 146 and 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edminson Scherer, an unmarried man, by Warranty Deed from David J. Underwood and wife, Tiffany S. B. Underwood of record in Instrument No. 20170412-0035829, in the Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 12, 2017.

This is improved property located at: **2908 High Rigger Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2022.

GRANTOR:

Edminson Scherer

Edminson Scherer

Ena Scherer

Ena Scherer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edminson Scherer and Ena Scherer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 30, 2022.

Affiant
Date: October 7, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of October 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY