WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

LR-BDI-22-5136

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claudia Vazquez Guerrero	**New Owner**	
(NAME)	(NAME)	
5136 Hunters Point Lane		**098-05-0-167.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THREASA D. PITTMAN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDIA VAZQUEZ GUERRERO, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10B on the Plan of Zone Lot Division, Lots 10, 11, 24, 46 and 47, Hunter' s Point Subdivision of record in Plat Book 5200, Page 736 and amended in Book 6250, Page 274, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Threasa D. Pittman by Cash deed from Samuel R. Pierce, Jr., secretary of Housing and urban Development, of Washington, D.C. of record in Book 7591, page 674, Register's Office for Davidson County, Tennessee, dated July 01, 1988 and recorded on July 06, 1988.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 736, amending Plat Book 6250, Page 274, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6279, Page 741, in the Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed(s) of record in Book 3814, Page 592 and Book 3897, Page 925, as amended in Book 6207, Page 609, in the Register's Office for Davidson County, Tennessee.
- Notes and Restrictions shown in Zone Lot Division Plat of record in Book 8250, Page 396, in the Register's Office for Davidson County, Tennessee.
- Charter for Hunters Point Homeowners Association, Inc. of record in Book 6256, Page 293, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5136 Hunters Point Lane, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 927090 **DEEDWARR**
10/07/2022 03:23:39 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20221007-0110866

Witness my/our hand(s) this the 5th DAY OF OCTOBER, 2022.

Threasa D. Pittman

Threasa D. Pittman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THREASA D. PITTMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2022.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212