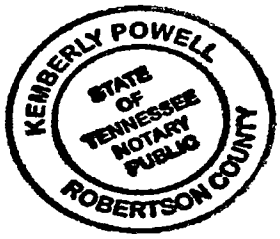
Karen Johnson Davidson County
Batch# 929468 DEEDWARR
10/14/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20221014-0112550



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $519,900.00

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2022.

Notary Public

My Commission Expires: 4-23-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Sebastian R. Yoma Honores and Alexandra M. Yoma Honores	Capstar Bank	126-15-0A-293.00 CO and
8144 Settlers Way	1st Washington Ave.	
Nashville, TN 37221	Dickson TN 37303	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Sarah Drewelow, single woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sebastian R. Yoma Honores and Alexandra M. Yoma Honores, 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 No. 162, on the Plan of Section Seven, Boone Trace at Biltmore, as shown on plat of record in Instrument No. 20011003-0107279, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Sarah Drewelow, single woman, by Warranty Deed from Thomas Simmons and Elisenda Simmons, husband and wife, dated 3/24/2021 and recorded 3/26/2021 in Instrument No. 20210326-0040301, in the Register's Office of Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:
Being the same property previously conveyed to Thomas Simmons and Elisenda Simmons, husband and wife, by Warranty Deed from Jeannette M. Zinggeler Berg and Michael Berg, dated 5/30/2017 and recorded 5/31/2017 in Instrument No. 20170531-0054039, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 8144 Settlers Way, Nashville, TN 37221.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant

and bind myself, my 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 my/our hand(s) this 7th day of October, 2022.

Sarah Drewelow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

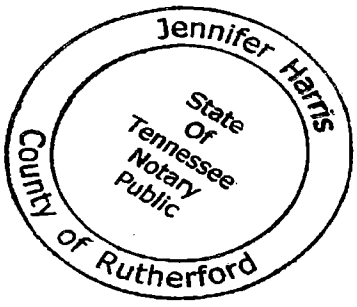
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Drewelow with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein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

Witness my hand and official seal at Nashville, Tennessee, this 7th of October, 2022.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10-07-2022 (date of document).

Affiant Signature

10-13-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY