Karen Johnson Davidson County
Batch# 931800 DEEDWARR
10/20/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20221020-0114280

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the 18th day of October, 2022. Notary Public My commission expires: 8/15/2026



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anthony Quezada Emily Quezada	New Owner(s)	043-10-0B-087.00-CO
555 N. Dupont Ave #D87		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VMV PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY QUEZADA AND EMILY QUEZADA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain real estate in Davidson County, Tennessee, being Unit No. D-87 on the Plat of Madison Park Condominium, Phase II, according to the Master Deed of record in Book 5452, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, in the Register's Office of Davidson County, Tennessee, and being more particularly described in Plat Book 5200, Pages 179 through 182, Inclusive, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Louis Joseph Vargo and tiffany Cathey Vargo, husband and wife by Warranty deed from Green Leaf, LLC, a Tennessee Series Limited Liability Company, Series No. 1406 of record in Instrument No. 20161006-0105978 Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on October 06, 2016.

Being the same property conveyed to VMV Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Louis Joseph Vargo and Tiffany Cathey Vargo, a/k/a Tiffany A. Vargo, husband and wife of record in Instrument No. 20201230-0154689 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on December 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 555 North Dupont Avenue D87, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of October, 2022.

VMV Properties LLC, a Tennessee Limited Liability Company

By: _____
Tiffany Vargo

By: _____
Lou Vargo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tiffany Vargo, and Lou Vargo,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the of VMV Properties LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of October, 2022.

_____
Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 10/18/2022.

Affiant Signature

10/19/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/19/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON