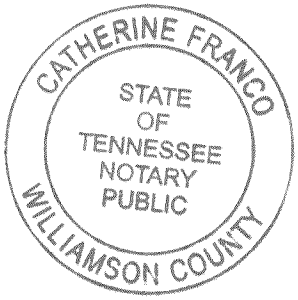
When recorded, return to:
Homeland Title
1896 General George Patton Drive
Suite 200
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-18952-KS

Karen Johnson Davidson County
Batch# 933870 DEEDWARR
10/26/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,637.25
20221026-0116043



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$442,500.00**.

Affiant

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

Notary Public
My Commission Expires: 5.14.25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Saul A. Cervantes Garcia and Jessica M. Cervantes 4569 Hawthorn Drive Nashville, TN 37214	Saul Cervantes Garcia and Jessica M. Cervantes 4569 Hawthorn Drive Nashville, TN 37214	062 02 0B 245.00CO

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, I/we,

Scott P. Vanfossen, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Saul A. Cervantes Garcia and Jessica M. Cervantes, 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:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Abbington Park, Phase One, Section Five, a planned unit development, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott P. VanFossen, unmarried by Warranty Deed from Michael Cianciolo, unmarried of record as Instrument No. 20120730-0067139 in the Register's Office for Davidson County, Tennessee, dated July 25, 2012 and recorded on July 30, 2012.

☐ This is improved property located at: **4569 Hawthorn Drive, Nashville, TN 37214**.

This conveyance is made subject to 1) Property taxes for the year **2023**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 7th day of October, 2022.

GRANTOR:

Scott P. Vanfossen

STATE OF TENNESSEE
COUNTY OF Walton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott P. Vanfossen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2022.

☑ Physical Presence
or
☐ Online Notarization

☐ Personally Known
☑ Produced Identification
Type of Identification Produced
Driver's License

Notary Public Lawnene Boswell
My Commission expires: 4-13-2024

LAWNENE M BOSWELL
Notary Public - State of Florida
Commission # GG 966856
My Comm. Expires Apr 13, 2024
Bonded through National Notary Assn.

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 Oct. 6, 2022.

Affiant
Date: October 26, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of October 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY