WARRANTY DEED

Karen Johnson Davidson County
Batch# 942353 DEEDWARR
11/17/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20221117-0122476

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2022.

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Notary Public

MY COMMISSION EXPIRES: 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aureliano Avalos-Gachuz & Ana Paulina Zuniga Fernandez	New Owner	Parcel ID: 133 12 0 262.00 and
(NAME) 3825 Eckhart Dr	(NAME) 3825 ECKHART DR.	
(ADDRESS) Nashville , TN 37211	(ADDRESS) NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alexa Swager,Unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aureliano Avalos-Gachuz & Ana Paulina Zuniga Fernandez, 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. 101 on the Plan of Greenwood Hills, Section 4, as of record in Plat Book 4955, Page 49, 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 Lori A. Dennison Brown, a married woman from Frida Ness, unmarried by Warranty Deed dated March 21, 2019 and recorded on March 26, 2019 in Instrument No. 20190326-0027149, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alexa Swager from Lori A. Dennison Brown, a married woman by Warranty Deed dated May 11, 2022 and recorded on May 20, 2022 in Instrument No. 20220520-0058809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3825 Eckhart Dr, Nashville , TN 37211

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. 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 our hands this 9th day of November, 2022

Alexa Swager

Alexa Swager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 9th day of November, 2022.

Amanda Maynor

Notary Public

My Commission Expires: 09-07-2026

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Certificate of Authenticity

I, Holly A. Mason, 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 November 8, 2022.

Affiant Signature

11/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of November, 2022.

Notary's Signature

(Notary Seal)

JAQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25