Karen Johnson Davidson County
Batch# 974868 DEEDWARR
02/28/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230228-0013958

When recorded, return to:
City Title
301 Plus Park Boulevard #502
Nashville, TN 37217

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-20268-KS

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2023.

Notary Public
My Commission Expires: 10/11/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Marquez Cruz 6405 Henry Ford Drive Nashville, TN 37209	Samuel Marquez Cruz 6405 Henry Ford Drive Nashville, TN 37209	090 12 0 071.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Tammy L. Vanatta and Elmer Vanatta, wife and husband, and Edith D. Vanatta, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Samuel Marquez Cruz, an unmarried man, hereinafter called the Grantee, his 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. 227 on the Plan of Charlotte park, Section IV, of record in Plat Book 2663, Page 71, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tammy L. Vanatta and Elmer Vanatta, wife and husband and Edith D. Vanatta, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Lisa D. Barnes, a single person of record as Instrument No. 20171218-0128352 in the Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 18, 2017.

This is improved property located at: **6405 Henry Ford Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 21st day of February, 2023.

GRANTOR:

Tammy L. Vanatta

Tammy L. Vanatta

Elmer Vanatta

Edith D. Vanatta

Edith D. Vanatta

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tammy L. Vanatta, Elmer Vanatta, and Edith D. Vanatta, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

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 2/21/2023.

Affiant Signature

2/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/27/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON