THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343827**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Kristen Virden Affiant Subscribed and sworn to before me, this 25th day of April, 2023. Rachel Marie Collins Notary Public My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 996460 DEEDWARR
04/26/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20230426-0030762

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon J. Liggett 2122 Old Hickory Boulevard Nashville TN 37215	New Owner	Tax Parcel ID No. 158-00-0-133.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Feliciano G. Guevera and Ana M. Guevara, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brandon J. Liggett**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled Final Plat Brian Jones Subdivision, of record in Instrument No. 20060203-0013952, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FELICIANO G. GUEVARA AND ANA M. GUEVARA, HUSBAND AND WIFE, by deed from TENNESSEE BANK & TRUST, A DIVISION OF FARMERS BANK & TRUST COMPANY, of record in Instrument No. 20130828-0090815 , dated August 23, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 158-00-0-133.00.

Matters shown on the Plan of record in Instrument No. 20060203-0013952, said Register's Office.

Anchor Easement of record in Book 11499, page 969, said Register's Office.

Easement(s) to the Tennessee Department of Transportation of record in Book 11383, page 130, and in Book 11487, page 548, said Register's Office.

This is improved property located at 2122 Old Hickory Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 25th day of April, 2023.

Feliciano G. Guevera

Ana M. Guevara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Feliciano G. Guevera and Ana M. Guevara, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2023.

Notary Public

My Commission Expires: 5/7/2024



- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/25/2023 (date of document).

Emma Howard

Affiant Signature

Date: 04/25/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

