Karen Johnson Davidson County
Batch# 1000292 DEEDWARR
05/05/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230505-0033642

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pascual Tablas Gerardo	First Community Mortgage, Inc.	Map: 17300019200
(NAME) 14319 Old Hickory Blvd.	(NAME) P.O. Box 650094	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75265-0094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMIE LEE SANFORD, DEVISEE UNDER THE WILL OF EDNA SHARON SANFORD AND JAMIE LEE SANFORD, EXECUTOR OF THE ESTATE OF EDNA SHARON SANFORD, AKA E. SHARON SANFORD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PASCUAL TABLAS GERARDO, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 2 on the Plan of Final Plat, Resubdivision Lots 1 & 2 of W.K. Brittain, Etux Lands of record in Instrument No. 20130522-0051848, 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 E. Sharon Sanford, by deed from William K. Brittain and Mary Frances Brittain, of record in Book 11236, Page 578, dated December 3, 1998, Register's Office for said County. See also Quitclaim Deed of record in Instrument No. 20130118-0006289 and Deed of Correction of record in Instrument No. 20130725-0077378, said Register's Office. The said E. Sharon Sanford, a/k/a Edna Sharon Sanford, died testate on November 1, 2022, and the Will was admitted to Probate as Probate No. 22P-2199 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee under the Will of Edna Sharon Sanford.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20130522-0051848, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 14319 Old Hickory Blvd., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of May, 2023.

The Estate of Edna Sharon Sanford

BY: Jamie Lee Sanford
Jamie Lee Sanford, Devisee

BY: Jamie Lee Sanford Executor
Jamie Lee Sanford, Executor

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Lee Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of May, 2023.

My Commission Expires: 11/2/26

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jamie Lee Sanford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor of The Estate of Edna Sharon Sanford the within named bargainer, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of May, 2023.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 May 5, 2023.

(AFFIANT) – Karen Suggs

05/05/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of May, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY