WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,483 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of May, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

#16828

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Irving N Carvajal	New Owner	162-01-0E-018 00
(NAME)	(NAME)	
9875 SW 144 St		
(ADDRESS)	(ADDRESS)	
Miami FL 33176		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Robert Locke Hutchison and Megan Alissa Carvajal,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Irving N Carvajal and wife Sue C Carvajal,** 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 18 on the Plan of Park Court, a Planned Unit Development, of record in Plat Book 6900, Page 967, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Robert Locke Hutchison and Megan Alissa Carvajal, by deed of record in Instrument No 20220210-0015651, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 535 Park Court, Nashville, TN 37211
(House Number) (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

Karen Johnson Davidson County
Batch# 1005272 **DEEDWARR**
05/19/2023 09 54 23 AM 2 pgs
Fees $13 00 Taxes $1,082 19

20230519-0037660

Witness my/our hands this 16th day of May, 2023

Robert Locke Hutchison

Megan Alissa Carvajal

State of Tennessee
County of Davidson

Personally appeared before me Robert Locke Hutchison and Megan Alissa Carvajal, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 16th day of May, 2023

Notary Public
My Commission Expires

File No 16828

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024