Karen Johnson Davidson County
Batch# 1009942 DEEDWARR
06/01/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230601-0041386

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 23044484** LINDSEY ANN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2023. Notary Public My Commission Expires: 6/23/25

WARRANTY DEED

Address New Owner: Lorena Del Carmen Velasquez Garcia and Lidia Roxana Sosa Fuentes 608 Truxton Drive Nashville TN 37214-3411	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-11-0-123-00

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, **Catherine Sanford, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorena Del Carmen Velasquez Garcia, unmarried and Lidia Roxana Sosa Fuentes, unmarried, and Oscar Samuel Leon Ortiz, unmarried, as joint tenants in common** ("Grantees"), its 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 No. 54 on the Plan of Plan of Hickory Bend, Section 1 of record in Plat Book 3300, Page 38, 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 Lynn Mitchell and wife, Saundra Mitchell by Warranty deed from Elizabeth Ann Boss, now being Elizabeth Ann Boss East and husband, Rondell F. East of record in Book 10466, page 288, Register's Office for Davidson County, Tennessee, dated May 22, 1997 and recorded on May 27, 1997. Lynn Tobin Mitchell died November 26, 2002, leaving Saundra Mitchell as the surviving tenant by the entirety.

Being the same property conveyed to Saundra Mitchell, an unmarried woman by Quitclaim deed from Saundra Mitchell, surviving spouse of Lynn Mitchell, also known as Lynn Tobin Mitchell per attached certified copy of Certificate of Death of record in Instrument No. 20071214-0143944 Register's Office for Davidson County, Tennessee, dated March 22, 2007 and recorded on December 14, 2007.

Saundra Davenport Mitchell died February 10, 2010, her estate being administered through Davidson County Probate Court, Docket No. 10P297. Last Will and Testament of Saundra Mitchell devising subject property to her sole heir, Catherine Sanford, a copy of said Will being recorded in Instrument No. 20130731-0079531, in the Register's Office for Davidson County, Tennessee.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3341, Page 265, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 608 Truxton Drive Nashville TN 37214-3411

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 warrants this instrument is effective as of the 26th day of May, 2023.

Catherine Sanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Sanford, 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 26 day of May, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28. 2026

Certificate of Authenticity

I, Katie Smith, 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

5/26/23.
Date

Affiant Signature

5/26/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 26th day of May, 2023.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

