Karen Johnson Davidson County
Batch# 1011638 DEEDWARR
06/06/2023 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230606-0042706

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Amanda Alley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024.

(AFFIX SEAL)

MST 2023-0449

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramses Vega and Karen Vega	Change Lending, LLC	025-12-0-011.00
(NAME)	(NAME)	
8724 Southwest 72nd Street #215	2300 Contra Costa Blvd. Suite 275	
(ADDRESS)	(ADDRESS)	
Miami, FL 33173	Pleasant Hill, CA 94523	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jorgeluis A. Aguayo and Nadia Shea Hilliard, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramses Vega and Karen Vega, husband and wife**, 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 the Easterly parts of Lots No. 9 and 10 on the unrecorded Plan of Lily Bell Farm, as surveyed by James A. Hamilton, Jr., April 5, 1982, and described according to a survey by John Kohl and Company, dated March 26, 1982, as follows:

Beginning at a point in the Westerly margin of Dickerson Pike, said point being the common front corners of Lots No. 8 and 9 on said unrecorded plan, and also being located 0.1 mile, more or less South of the Southwesterly intersection of Dickerson Pike and Shevel Drive; thence along the line between Lots No. 8 and 9, North 77 degrees 40 minutes West 409.5 feet to a point; Lots No. 10 and 11; thence along the line between Lots Nos. 10 and 11 in an Easterly direction 141.2 feet to a point; thence North 19 degrees 00 minutes East 85 feet, more or less, to a point; thence South 87 degrees 16 minutes East 88.2 feet, more or less, to an elm tree in the Westerly margin of Dickerson Pike; thence along the said margin of said Pike in a Northerly direction 100.0 feet to the point of beginning.

Being the same property conveyed to Jorgeluis A. Aguayo and Nadia Shea Hilliard, a married couple by Warranty Deed from Larry D. Irwin and Karen D. Irwin, as Tenants by the entirety of record in Instrument No. 20211208-0162847 Register's Office for Davidson County, Tennessee, dated December 2, 2021 and recorded on December 8, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters as shown on survey by James A. Hamilton, Jr., April 5, 1982 and survey by John Kohl and Company, dated March 26, 1982. NOTE:

Surveys have not been provided to or reviewed by our office. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 719 South Dickerson Road, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 1st DAY OF JUNE, 2023.

Jorgeluis A. Aguayo

Nadia Shea Hilliard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jorgeluis A. Aguayo and Nadia Shea Hilliard, a married couple, 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 at office, this 1st day of June, 2023.

Notary Public

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee
Notary Public
Williamson County
(SEAL)

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023