

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $510,000.00.

Taylore Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of May, 2023.

Mandy S
NOTARY PUBLIC

My commission expires: 8-19-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel Carachure Alonso and Rosa Elvira Cabrera Vega	SAME AS NEW OWNER	150-12-0A-076.00 CO
(NAME)	(NAME)	
3737 Seasons Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		

Karen Johnson Davidson County
Batch# 1011727 DEEDWARR
06/06/2023 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20230606-0042838

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **OwnEZ Asset Management, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Daniel Carachure Alonso and Rosa Elvira Cabrera Vega, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 737, as shown on the map entitled Final P.U.D. Pan, Phase IV, Somerset, of record in Book 7900, pages 978 and 979, 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 GEORGE BASCH AND WIFE, BIANCA BASCH, by deed from DOYLE RAFFENSBERGER, of record as Instrument No. 20180612-0056304, dated June 8, 2018, said Register's Office.

The said Bianca Basch having since died on or about December 14, 2019.

Being the same property conveyed to OwnEZ Asset Management, LLC by deed from George Basch, unmarried man of record in Instrument No. 20230605-0042499, said Register's Office.

This property is __unimproved _X_improved property known as: 3737 Seasons Drive, Nashville, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of May, 2023.

OwnEZ Asset Management, LLC

BY: _____
Teresa Brinkman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Teresa Brinkman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Authorized Agent of OwnEZ Asset Management, LLC the within named bargainor, a limited liability company, and that such Authorized Agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the OwnEZ Asset Management, LLC as Authorized Agent.

Witness my hand and official seal, this the 31st day of May, 2023.

_____
Notary Public
My Commission Expires: 4-10-2030

Brian Watson
Notary Public - State of Indiana
SEAL
Johnson County, Commission # NP0651511
My Commission Expires April 10, 2030

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/31/23.

Date

Celia Stewart-Rouse

Affiant Signature

5/31/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 31st day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY