Karen Johnson Davidson County
Batch# 1016403 DEEDWARR
06/16/2023 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,213.60
20230616-0046314

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $328,000.00 Affiant Subscribed and sworn to before me This 13 day of June, 2023. Notary Public My Commission Expires: 11-3-25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Address New Owner as:	Tax Bill To:	Map / Parcel
Yensi Gomez Perez 469 Clearwater Dr. Nashville TN 37217	**New Owner**	**150 01 0 190.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Sheila Ann Rogers and Sherry Adelle Rogers Lammers,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Yensi Gomez Perez, an** unmarried woman (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 156, Section 8 on the Plan of Edge-O-Lake Subdivision, as of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shelia Ann Oliver and Sherry Adelle Rogers Lammers, by Affidavit of Heirship, of record in Instrument No. 20230510-0034885, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 469 Clearwater Dr, Nashville, Tennessee 37217.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Subject to all matters on Plat Book 3700, Page 101, said Register's Office.
3. Covenants of record in Book 4076, Page 565, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against lawful claims of all persons whomsoever.

[The Space is Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 13 day of June, 2023.

Grantors:

Shelia Ann Oliver

Shelia Ann Oliver

Sherry Adelle Rogers Lammers

Sherry Adelle Rogers Lammers

STATE OF Tennessee }
COUNTY OF Davidson }

On this 13th day of June, in the year 2023, before me the undersigned, personally appeared **Shelia Ann Oliver**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 13th day of June, 2023.

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

William Altus Pryor
Notary Public

My Commission Expires:

STATE OF Tennessee }
COUNTY OF Davidson }

On this 13th day of June, in the year 2023, before me the undersigned, personally appeared **Sherry Adelle Rogers Lammers**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 13th day of June, 2023.

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

William Altus Pryor
Notary Public

My Commission Expires:

202306160046314

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/13/23 (date of document).

Affiant Signature

6/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

