Karen Johnson Davidson County
Batch# 1044992 DEEDWARR
08/31/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230831-0068422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST 2023.

Mary Jane Baxter
Notary Public

MY COMMISSION EXPIRES: ~~AUGUST 24, 2026~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-234S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Enrique Vazquez and Margarita Chavolla-Castro	Enrique Vazquez and Margarita Chavolla-Castro	084-11-016.00
(NAME)	(NAME)	
624 Rehnea Drive	624 Rehnea Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Old Hickory TN 37138	
(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, E. W. WILKERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ENRIQUE VAZQUEZ AND WIFE, MARGARITA CHAVOLLA-CASTRO, 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. 83, as shown on the map entitled Maplecrest of record in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to E. W. Wilkerson,a one-half undivided interest, and Carl S. Fulghum, a one-half undivided interest, by Deed from Mark Bobby Safeek and wife, Nazmoon Safeek, of record in Instrument Number 20070320-0033439, said Register's Office, and further conveyed to E. W. Wilkerson by Carl S. Fulghum by Quitclaim Deed dated April 1, 2008, and filed for record in Instrument No. 20080403-0033464, said Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown recorded in the said Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

unimproved ☐

This is improved ☒ property, known as 2232 Modena Ct., Nashville, TN 37214

(House No.) (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 our hands this 31 day of August, 2023.

E. W. Wilkerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of August 31, 2023, before me personally appeared E. W. Wilkerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Eileen Smith

Notary Public

My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Eileen 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 8/31/2023 (date of document).

Eileen Smith
Affiant Signature

8-31-2023
Date

State of Tennessee
County of Rutherford

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

Mary Jane Bayta
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

