Karen Johnson Davidson County
Batch# 1053302 DEEDWARR
09/22/2023 01:51:33 PM 2 pgs
Fees: $13.00 Taxes: $5,951.45
20230922-0074712

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Jefferson Daniel and Katherine Elizabeth Daniel, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Vizcarrondo and Brooke Sgambati, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 21, Block "E", Woodmont Lane Homesites, as shown on plat of record in Plat Book 1130, page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Jefferson Daniel and Katherine Elizabeth Daniel, husband and wife by deed from Christopher Fowler and wife, Katherine Fowler, dated January 20, 2020, of record in Instrument No. 20200116-0005769, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3696 Auburn Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Peter Vizcarrondo **3696 Auburn Lane** **Nashville, TN 37215**	New Owner	**116-12-0-028.00**

WITNESS THE EXECUTION HEREOF this 20th day of September, 2023.

William Jefferson Daniel

Katherine Elizabeth Daniel

State of Tennessee)
County of Davidson)

On this 20th day of September, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Jefferson Daniel and Katherine Elizabeth Daniel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,608,500.00.**

Affiant

Sworn and subscribed before me on this the 21st day of September, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN