Karen Johnson Davidson County
Batch# 1054380 DEEDWARR
09/27/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $5,979.20
20230927-0075640

Warranty Deed

JESSICA PHIPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 10/4/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,616,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of September, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Oakland Avenue Trust, dated August 30, 2023	The Oakland Avenue Trust	104-16-0-204.00
2409 Oakland Avenue	6015 Wild Maple Drive	
Nashville, TN 37212	Memphis, TN 38120	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUIS VEGA AND MARINA VEGA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON G. YARBRO, TRUSTEE OF THE OAKLAND AVENUE TRUST, DATED AUGUST 30, 2023**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 northerly 1/2 of Lot No. 168 on the Plan of Belmont Land Company's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said northerly 1/2 of Lot No. 168 fronts 50 feet on the west side of Oakland Avenue and runs back between parallel lines measuring 175 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Luis Vega and Marina Vega, husband and wife, by Warranty Deed from Anne Malham, married, dated August 15, 2013 and recorded August 19, 2013 in Instrument No. 20130819-0086564, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2409 Oakland Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2023.

Luis Vega

Marina Vega

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luis Vega and Marina Vega, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of September, 2023.

Notary Public

My Commission Expires: 9-9-25

NOTARY PUBLIC
STATE OF WASHINGTON
AMY COHEN
MY COMMISSION EXPIRES
SEPTEMBER 9, 2025
COMMISSION NO. 37451

Return to:

CloseTrak
Closing and Title Services
5860 Ridgeway Center Pkwy.
Suite 101
Memphis, TN 38120

Certificate of Authenticity

I, Jessica Phipps, 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 9-21-23.

Date

Jessica Phipps

Affiant Signature

9-26-23

Date

warranty Deed

State of TN

County of Shelby

Sworn to and subscribed before me this 26th day of September, 2023.

Notary's Signature

DAPHNE SCHUMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 12/20/2025

My Commission Expires: 12-20-25

Date

Notary's Seal (if on paper)