# WARRANTY DEED

G-FSBO-23-930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1056390 **DEEDWARR**
10/03/2023 09:13:45 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20231003-0077525

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Saul Abelardo Estrada Zamora**<br>**Marcos Antonio Estrada Zamora**<br>**Rosa Elena Zamora Navarro** | New Owner | |
| (NAME) | (NAME) | **107-09-0-083.00** |
| **930 Patricia Dr** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAN MCCULLOUGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAUL ABELARDO ESTRADA ZAMORA, A SINGLE MAN AND MARCOS ANTONIO ESTRADA ZAMORA, A SINGLE MAN AND ROSA ELENA ZAMORA NAVARRO, A SINGLE WOMAN ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, being known and designated as Lot No. 73, Patricia Heights, Section One, of record in Book 2331, Pages 130-131, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Chan McCullough, married by Warranty deed from U. S. Bank National Association as Trustee, Successor in interest to Wachovia Bank, N.A as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates Series 2004-2 of record in Instrument No. 20100819-0065747 Register's Office for Davidson County, Tennessee, dated August 16, 2010 and recorded on August 19, 2010.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2331, Page (s) 130 and 131, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2542, Page 519, as amended in Book 6045, Page 421; Book 6067, Page 762 and Extension of Restrictive Covenants of record in Book 6887, Page 605, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **930 Patricia Dr, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF SEPTEMBER, 2023.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212