975

Karen Johnson Davidson County
Batch# 1060410 DEEDWARR
10/13/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20231013-0080343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$450,000.00** (Four Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 6th day of October, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Kenia Vazquez 3507 Wood Bridge Drive Nashville, TN 37217	New Owner	136-06-0-141.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LARRY J. DEFEND AND WIFE, ROSE M. DEFEND**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KENIA VAZQUEZ, UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 432, on the Plan of Priest Lake Park Section 7A of record in Book 5200, pages 107, 108 and 109, Register's Office for Davidson County and being more particularly described as follows:

Said Lot NO. 432 fronts 100' on the southerly side of Wood Bridge Drive and runs back 219.69 fee on the easterly line and 230.25 feet on the westerly line to a broken line in the rear which measures 102.96 feet thereon.

Being the same property conveyed to Larry J. Defend and wife, Rose M. Defend by deed from Philhall Corporation of record in Book 6133, Page 670 dated and recorded September 9, 1983, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3507 WOOD BRIDGE DRIVE** **NASHVILLE, TN 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2023096931

WITNESS, this 6th day of October, 2023

Larry J. Defend

Rose M. Defend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Larry J. Defend and Rose M. Defend** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of October, 2023.

JEFFREY M. GRASSI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public

Commission Expires:

LTSR Number:

GTE File: 2023096931

Tennessee Certification of Electronic Document

I, Britney Garner 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 10/6/23 (date of document).

Affiant Signature

10/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of Oct, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025