BOX 10-A **WARRANTY DEED**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD,
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1066033 DEEDWARR
10/30/2023 12 35 47 PM 2 pgs
Fees $13 00 Taxes $878 75

20231030-0084613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 04-23-2027 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Juan Antonio Sanchez and Lise Lucas Sanchez	PennyMac Loan Services, LLC	
(NAME)	(NAME)	
361 Huntington Ridge Dr.	P O Box 6618	161 11 0A 019 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Springfield, OH 45501-6618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BRENDA CAROL MCCORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN ANTONIO SANCHEZ AND LISE LUCAS SANCHEZ, HUSBAND AND WIFE,** 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

Being Unit No. 19, also known as Unit or Lot No. 361 on Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Carol McCord, by Personal Representative's Deed from Brenda Carol McCord, Personal Representative for the Estate of Wanda Jean Bishop (appointed in Probate Court Case number 21P-2393, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), of record in Instrument No. 20220906-0099789, in the Register's Office of Davidson County, Tennessee, dated July 20, 2022 and recorded on September 06, 2022.

Being the same property conveyed to Wanda J. Bishop, by Warranty Deed from Thomas K. Ledwell and wife, Anne S. Ledwell, of record in Book 8586, Page 817, in the Register's Office of Davidson County, Tennessee, dated March 26, 1992 and recorded on March 30, 1992. The said Wanda J. Bishop having since died on November 07, 2021, also see the Probate is recorded in Case No. 21P-2393, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 361 Huntington Ridge Dr , Nashville, TN 37211
(House Number) (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 my hand this 27 day of October, 2023

Brenda McCord

BRENDA CAROL MCCORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 27 day of October, 2023

Commission expires

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Dawn Michelle Osborne

Notary Public