Karen Johnson Davidson County
Batch# 1066925 DEEDWARR
10/31/2023 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231031-0085250

WARRANTY DEED

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2023.

Eileen Smith
Notary Public

MY COMMISSION EXPIRES: 9/24/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-275S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Enrique Vazquez and Margarita Chavolla Castro	Enrique Vazquez and Margarita Chavolla Castro	075-04-0048-00
(NAME)	(NAME)	
624 Rehnea Drive	624 Rehnea Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **E.W. WILKERSON, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENRIQUE VAZQUEZ AND MARGARITA CHAVOLLA CASTRO, 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 Lot No. 282, on the plan of Tulip Grove Subdivision, Secton 5, of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to E.W. Wilkerson, married, by Warranty Deed from James E. Lucey and wife, Jo A. Lucey dated March 28, 2008and recorded on April 2, 2008 in Instrument No. 20080402-0033300, Register's Office for Davidson County, Tennessee. Said property has not now nor ever been the primary residence of the Grantor or his Spouse.

unimproved ☐
This is improved ☒ property, known as 4508 Baton Rouge, Hermitage, TN 37076
(House No.) (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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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.

Witness my hand this 31st day of October 2023

E.W. Wilkerson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of October 2023, before me personally appeared E.W. Wilkerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on date and year first above written

Notary Public
My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Amy M Gentry, do hereby make oath that I am 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 10/31/23 (date of document).

Affiant Signature

10/31/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

