WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067985 DEEDWARR
11/02/2023 02:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20231102-0085939

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00

Russell

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF NOVEMBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3029LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anna Marie de la Vega and Ronald Ricardo de la Vega	ANNA MARIE DE LA VEGA AND RONALD RICARDO DE LA VEGA	
704 Lawrence Street	900 BLACKJACK CT	
Old Hickory, TN 37138	HERMITAGE, TN 37076	044 15 0 039.00

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, WE, **MERRILL DURHAM N/K/A MERRILL WEBSTER, A MARRIED WOMAN*,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA MARIE DE LA VEGA AND RONALD RICARDO DE LA VEGA,** 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:

Land in Davidson County, Tennessee, being Lot No 124, on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County.

Said Lot No. 124 fronts 56 feet on the Westerly side of Lawrence Street and extends back between parallel lines 87.1 feet to the Easterly margin of Lot No. 130, measuring 56 feet thereon.

Being the same property conveyed to Merill Durham, a married woman, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20210310-0031399, in the Register's Office of Davidson County, Tennessee, dated March 04, 2021 and recorded on March 10, 2021.

* The subject property is neither the principal residence of the Grantor nor her spouse.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section "A", Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 68.

3. No coverage is provided as to the amount of acreage or square footage of the land.

This is Improved property known as 704 Lawrence Street, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 2nd day of November, 2023.

Merrill Webster

Merrill Webster

STATE OF TENNESSEE
COUNTY OF Hickman County

Personally appeared before me, a Notary Public of said County and State, MERRILL WEBSTER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of November, 2023.

Madison Haley Kretzer

Notary Public My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

I Lisa Allard, 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 November 2, 2023.

Lisa Allard, Affiant November 2, 2023

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this November 2, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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