THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-16102-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2023. Notary Public MY COMMISSION EXPIRES: 3/22/2026 (AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amado Valey Vazquez	New Owner	
440 Owendale Drive		150-05-0-051-00
Antioch, TN 37013-1325		
(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, WE, **Lisa Kay DiFiore**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amado Valey Vazquez**

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. 209 on the Plan of Cherry Hills, Section II of record in Plat Book 3700, Page 143, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 209 fronts 86.66 feet on the easterly margin of Owendale Drive and extends back eastwardly 147.5 feet on the northerly line and 1141.82 feet on the southerly line to a dead line in the rear on which it measures 72.51 feet.

Being the same property conveyed to Margaret K. Moore by Warranty deed from John L. Carter and wife, Kay J. Carter of record in Book 4603, page 52, Register's Office for Davidson County, Tennessee, dated May 19, 1972 and recorded on May 22, 1972.

Margaret K. Moore died intestate March 21, 2023, her estate being administered through Davidson County Probate Court, Docket No. 23P1027. The property passed to the sole heir of Margaret K. Moore pursuant to the intestate statute. See also Affidavit of Heirship of record in Instrument No. 202311060086803, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **440 Owendale Drive, Antioch, TN 37013**

Karen Johnson Davidson County
Batch# 1069053 DEEDWARR
11/06/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231106-0086804

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 our hands this the 13th day of October, 2023.

Lisa Kay DiFiore

Lisa Kay DiFiore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Kay DiFiore,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of October, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/13/23 (date of document).

Affiant Signature

10/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

