Karen Johnson Davidson County
Batch# 1070249 DEEDWARR
11/13/2023 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20231113-0087974

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17816-2023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of November, 2023. NOTARY PUBLIC My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel Casanova and Yaro Ludwing Solorzano 3538 Seneca Forest Drive Nashville, TN 37217	Same address as new owner	136-10-0B-048-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars ($240,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TEVIN DEWEES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MIGUEL CASANOVA AND YARO LUDWING SOLORZANO, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 39-A on Lot 39, on the Plan of A Revision of Lots 21-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, as established by the Master Deed for Priest Lake Forest Condominiums of record in Book 5931, Page 645; as amended in Book 6145, Page 435; Book 6199, Page 270; and Instrument No. 20090602- 0050792, and as shown on the plan of record in Book 6250, Page 49, which is a revision of Book 5200, Page 626, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tevin DeWees from Devin Eugene DeWees, a single man, by Quit Claim Deed dated March 3, 2023 and recorded March 8, 2023 in Instrument #20230308-0016706, said Register's Office.

Being the same property conveyed to Tevin DeWees from Patrice Ladonna DeWees, a single woman, by Quit Claim Deed dated February 28, 2023 and recorded March 8, 2023 in Instrument #20230308-0016705, said Register's Office.

Being the same property conveyed to Daryl DeWees, a single man, from Terry Cook, unmarried, by Warranty Deed dated June 30, 2017 and recorded July 3, 2017 in Instrument #20170703-0067014, said Register's Office. The said Daryl DeWees having died intestate July 8, 2021, and the property vested in his three children, Tevin Daryl DeWees, Devin Eugene DeWees, and Patrice Ladonna DeWees. See Affidavits

of Heirship of record in Instrument #20230308-0016536, in Instrument #20230308-0016537, and in Instrument #20230308-0016538.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: **3538 Seneca Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of November, 2023

GRANTOR(S)

Tevin DeWees

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Tevin DeWees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that heexecuted the within instrument for the purposes therein contained.

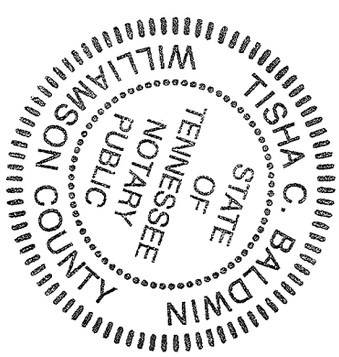
WITNESS my hand and seal, this the 6th day of November, 2023.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26



Certificate of Authenticity

I, Joshua A. Terry, 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 11/6/23.

Affiant Signature – Joshua A. Terry

11/9/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/9/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27