This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $455,995.00.

Affiant

Subscribed and sworn before me this the 29th day of January, 2024.

Notary Public
My commission expires: 9.21.26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eleazar Dagoberto Morales Vasq	New Owner	085-04-0 023.00
2015 Hickory Hill Lane		
Hermitage, TN 37076		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NANCY L. SHAVER-JOHNSON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELEAZAR DAGOBERTO MORALES VASQUEZ, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 46, on the Plan of SECTION 1, STONE RIVER ESTATES SUBDIVISION, of record in Book 2900, page 139, Register's Office for said County, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Nancy L. Shaver-Johnson, by deed dated 06/20/2014, from Kelly M. Johnson, III, of record in Instrument No. 20140630-0057181, Register's Office for said County.

Also being the same property conveyed to Kelly M. Johnson, III, and Nancy L. Shaver-Johnson, husband and wife, by deed dated 11/27/1996, from Paulette F. Freeland, unmarried, formerly known as Paulette Dodson Fly, an unmarried person, of record in Book 10275, page 857, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2015 Hickory Hill Lane, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1096181 DEEDWARR
01/31/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,687.18
20240131-0006714

Witness my hand this the 29th day of January, 2024.

Nancy L. Shaver-Johnson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy L. Shaver-Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2024.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-29-24.

Affiant Signature

1-31-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY