This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2580-SL

STATE OF TENNESSEE
COUNTY OF Williamson

Karen Johnson Davidson County
Batch# 1101677 DEEDWARR
02/15/2024 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,454.10
20240215-0010661

The actual consideration or value, whichever is greater, for this transfer is $393,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of ~~January~~ February, 2024. JR 2R

Notary Public
My Commission Expires: 01/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hilda Ofelia Esteban Garcia 1418 Sprucedale Drive Nashville, TN 37013		175 02 0A 006.00

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Anthony Mark LawYue and LaTandra S. Wright, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hilda Ofelia Esteban Garcia, an unmarried woman**, hereinafter called the Grantee(s), her 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 all of Lot No. 6 (Six) as shown on the plan of Section One, Old Hickory Commons (Formerly Vaughn Property) "A Planned Unit Development" "Cluster Lot Subdivision", of record in Instrument No. 20080220-0016771, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Anthony Mark LawYue, and Latandra S. Wright, Husband and Wife by Warranty Deed from Joshua R. Pauley and Kaylee D. Pauley, of record in Instrument No. 20140703-0058638, in the Register's Office of Davidson County, Tennessee, dated June 26, 2014 and recorded on July 03, 2014.

This Instrument executed on behalf of Anthony Mark LawYue and LaTandra S. Wright ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202402150010660, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1418 Sprucedale Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2024.

GRANTOR:

Anthony Mark LawYue

LaTandra S. Wright by Anthony Mark LawYue her Attorney-in-Fact

LaTandra S. Wright by Anthony Mark LawYue, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Mark LawYue , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of February, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of LaTandra S. Wright ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 14th day of February, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT "A"
TO Warranty Deed
From: Anthony Mark LawYue and LaTandra S. Wright
To: Hilda Garcia

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Anthony Mark LawYue
Affiant

WITNESS my hand and seal at office this 14th MF day of February, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

True Copy Certification

I, Yvette Meldrum, 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 February 15, 2024.

Signature
February 15, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this February 15, 2024

Notary's Signature
My Commission Expires: 01/23/2028

