WARRANTY DEED

Karen Johnson
Batch # 1103466
02/22/2024 10:02:09 AM
Fees: $13.00 Taxes: $851.00

Davidson County
DEEDWARR
2 pgs

20240222-0012126

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-020090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The LeVasseur Family Living Trust	The LeVasseur Family Living Trust	
(NAME) 1619 Russell St	(NAME) 1619 Russell St.	091-10-0A-001-00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROSA ELIZABETH FUENTES ARGUETA, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE LEVASSEUR FAMILY LIVING TRUST, 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 all of Unit No. 1, of the Snyder Avenue Condominiums, a Horizontal Property Regime, as shown in the Declaration establishing a Planned Unit Development for Snyder Avenue, as shown by plat appearing of record in Instrument No. 20020619-0074141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rosa Elizabeth Fuentes Argueta, an unmarried woman by Warranty Deed from Carlos A. Hernandez, unmarried, dated 08/08/2017, of record in Instrument No. 20170914-0093951, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rosa Elizabeth Fuentes Argueta, an unmarried woman and Kelly Adelina Hernandez, tenants in common with full rights to survivorship by Quitclaim Deed from Rosa

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-530

Elizabeth Fuentes Argueta, an unmarried woman, dated 07/11/2019, of record in Instrument No. 20190716-0069422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rosa Elizabeth Fuentes Argueta, an unmarried woman by Quitclaim Deed from Rosa Elizabeth Fuentes Argueta, an unmarried woman and Kelly Adelina Hernandez, tenants in common with full rights of survivorship, dated 02/02/2021, of record in Instrument No. 20210210-0018797, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (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, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 530 Snyder Avenue, Nashville, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 20th day of February, 2024

Rosa E Fuentes Argueta

Rosa Elizabeth Fuentes Argueta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rosa Elizabeth Fuentes Argueta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2024.

Notary Public

My Commission Expires: 6/26/27

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY