Karen Johnson Davidson County
Batch# 1123895 DEEDWARR
04/17/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240417-0027442

WARRANTY DEED

File #2024030903

LORI BUIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Zuriel Santiago Godinez Almaguer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2024.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 6/29/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zuriel Santiago Godinez Almaguer	NEW OWNER	091-09-0-313.00
(NAME)	(NAME)	
604 Vernon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, I/WE, **Charlotte M Scott, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zuriel Santiago Godinez Almaguer,** Unmarried 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. 4 of PHILLIP EARL ESTATES, of record in Book 9700, Page 965, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlotte M. Scott, Unmarried, by Warranty Deed from Willard Earl Colgan and Phillip E. Colgan, of record in Instrument No. 20020104-0001594, in the Register's Office of Davidson County, Tennessee, dated January 04, 2002 and recorded on January 04, 2002.

This conveyance is subject to: Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phillip Earl Estates, as recorded in Plat Book 9700, Page(s) 965.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Westover Subdivision of Lot No. 37 Cockrill Plan, as recorded in Plat Book 421, Page(s) 25.

unimproved ☐
This is improved * property, known as **604 Vernon Avenue, Nashville,TN,37209**
(House Number) (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 our hands this 15th day of April, 2024.

Charlotte M Scott

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

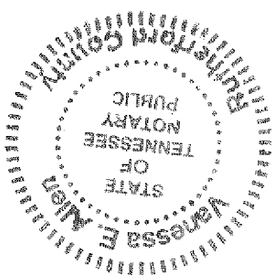
Before me, the undersigned Notary Public, personally appeared Charlotte M Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 15th day of April, 2024.

Commission expires:

6/22/24

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 4/15/24 (date of document).

Affiant Signature

4/15/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 15 day of April, 20 24.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202404170027442