Name and Address of New Owner:
Ewing Noranda and Jose Omar Vasquez Sanchez
3116 Kinwood Drive
Nashville, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1143777 DEEDWARR
06/05/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20240605-0042172

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-09-0-179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas M. Steinmann and wife, Patricia Steinmann**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ewing Miranda, an unmarried man and Jose Omar Vasquez Sanchez, a married man, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Subdivision Plan for Phase II, Forest View Park, Section V of record in Plat Book 6250, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas M. Steinmann and wife, Patricia Steinmann by Warranty Deed from Samuel A. Cain and wife, Gwendolyn L. Cain of record in Book 9029, Page 311, Register's Office for Davidson County, Tennessee, dated July 23, 1993 and recorded on July 29, 1993.

This is improved property located at 3116 Kinwood Drive, Nashville, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors has caused this Warranty Deed to be executed on the 10th day of May, 2024.

Thomas M. Steinmann (SEAL)
Thomas M. Steinmann

Patricia Steinmann (SEAL)
Patricia Steinmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas M. Steinmann and Patricia Steinmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2024.

STEVEN P. DYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of May, 2024.

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

Notary Public
My commission expires: 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

File No. GNT-24-3248

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/10/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

