RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-22591-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1156333 DEEDWARR
07/10/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20240710-0051679

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Mandy Mayfield
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2024

Stacy R Jacobs
NOTARY PUBLIC

My commission expires: 3/9/2027

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Alvares 414A Ewing Lane Nashville, TN 37207	Same address as new owner	060-02-0-005.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY TWO THOUSAND AND 00/100 Dollars ($222,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAKE FARGO SOGGA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VANESSA ALVARES, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point approximately 725 feet West of the intersection of Brick Church Pike and Ewing Lane, also being on the south right of way line of Ewing Lane and the corner in common with Herbert Wood, Deed Book 8483, Page 916 (RODC); thence leaving said right of way line and along the line in common with Wood, S 18 deg. 32 min. 03 sec. W, 175.22 feet to a fencepost and line in common with Tennessee Department of Transportation (TDOT); thence leaving Wood and along the line in common with TDOT, N 32 deg. 30 min. 59 sec. W, 46.03 feet to a fencepost and corner in common with David Patterson, Deed Book 10963, Page 836 (RODC); thence leaving the line in common with TDOT and along the line in common with Patterson, N 17 deg. 01 min. 25 sec. E, 144.31 feet to the south right of way line of Ewing Lane; thence leaving Patterson and along said south right of way line, S 74 deg. 23 min. 13 sec. E, 39.65 feet, to the POINT OF BEGINNING. CONTAINING 5.996 square feet or 0.138 acres, more or less.

Being the same property conveyed to Jake Fargo Sogga from Aurora Loan Services, LLC, by Special Warranty Deed dated October 17, 2011 and recorded November 7, 2011 in Instrument #20111107-0086975, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 414A Ewing Lane, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9 day of July, 2024

GRANTOR(S)

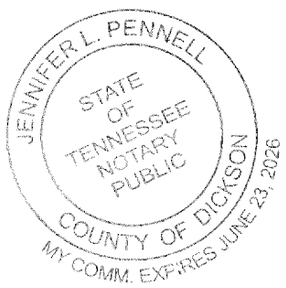
Jake Fargo Sogga

Jake Fargo Sogga

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jake Fargo Sogga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9 day of July, 2024.



Jennifer L. Pennell

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

Certificate of Authenticity

I, Amanda Maynor, 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

July 9, 2024.

Date

Affiant Signature

July 10, 2024

Date

State of Tennessee

County of Williamson

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

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON