WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

G-FSBO-24-712

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Mourhess	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**119-08-0-056-00**
712 Cameo Drive	**Attn: Walter Claud**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILFREDO VAZQUEZ-MALAVE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC MOURHESS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the plan of Battlewood Subdivision, Section 1, as of record in Book 1835, Page 31, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilfredo Vazquez Malave and wife, Bobbye Vazquez Malave by Quit Claim Deed from Bobbye W. Methvin (aka Bobbye Vazquez Malave) of record as Instrument No. 20030716-0099131 in the Register's Office for Davidson County, Tennessee, dated July 7, 2003 and recorded on July 16, 2003.
Said Bobbye Vazquez Malave having since died March 10, 2017. Therefore now vesting in Wilfredo Vazquez Malave by rights of survivorship.

The above referenced property is not a principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, conditions, provisions, restrictions and easements contained in Book 1494, Page 513.
- Covenants, conditions, restrictions and easements contained in Building Restrictions dated November 14, 1950, recorded November 17, 1950 as Book 1911 Page 67, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Agreement for Dedication of Easement, recorded March 12, 1970 as Book 4403 Page 170, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat of Battlewood Subdivision recorded in Book 4403 Page 172, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Cameo Drive , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1164617 **DEEDWARR**
07/31/2024 02:08:22 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20240731-0058061

Witness my/our hand(s) this the 29th DAY OF JULY, 2024.

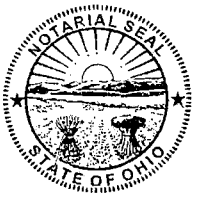
Wilfredo Vazquez-Malave

STATE OF ~~TENNESSEE~~ Ohio KB
COUNTY OF ~~DAVIDSON~~ Lorain KB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILFREDO VAZQUEZ-MALAVE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2024.

Notary Public
My Commission Expires: 3/6/28
(SEAL)



KRISTIN BELLAK
Notary Public, State of Ohio
My Commission Expires:
3/6/2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212