Karen Johnson Davidson County
Batch# 1165878 DEEDWARR
08/02/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20240802-0058958

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Presser, a single woman, and Sharon Ann Presser and Harvey Dale Presser, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jose Carlos Vazquez Vazquez, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Being all of Lot No. 211 on the plan of Colewood Acres, Section 3 of record in Plat Book 4175, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 211 fronts 84.03 feet on the southwesterly margin of Colemont Court and extends back 220.4 feet on the northwesterly line and 196.5 feet on the southeasterly line to a line in the rear on which it measures 74.3 feet.

Being the same property conveyed to Jennifer Presser, a single woman, and Sharon Ann Presser and Harvey Dale Presser, wife and husband, as joint tenants with right of survivorship, by Warranty Deed from Bobby J. Griggs and Harriett E. Griggs, husband and wife, dated August 10, 2021 and recorded on August 11, 2021, in Instrument Number 202108110108467, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 109 Colemont Court, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jose Carlos Vazquez-Vazquez **109 Colemont Court** **Antioch, TN 37013**	New Owner	**162-02-0-176.00**

WITNESS THE EXECUTION HEREOF this 31st day of July, 2024.

Jennifer Presser

Jennifer Presser

State of Tennessee
County of Davidson

On this 31st day of July, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennifer Presser, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

Sharon Ann Presser by Jennifer Presser Her Attorney in Fact

Sharon Ann Presser by Jennifer Presser, Her Attorney in Fact

State of Tennessee
County of Davidson

On this the 31st day of July, 2024, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer Presser, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharon Ann Presser, acknowledged that such person executed the same as the free act and deed of Sharon Ann Presser.

Notary Public

My Commission Expires: 3/3/26

Harvey Dale Presser by Jennifer Presser His Attorney in Fact

Harvey Dale Presser by Jennifer Presser, His Attorney in Fact

State of Tennessee
County of Davidson

On this the 31st day of July, 2024, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer Presser, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Harvey Dale Presser, acknowledged that such person executed the same as the free act and deed of Harvey Dale Presser.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of ~~Davidson~~ Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 398,000.00.**

Jennifer Russell

Affiant

Sworn and subscribed before me on this the ~~31st~~ 2nd day of ~~July~~ August, 2024.

Notary Public

My Commission Expires: 10/21/2024

202408020058958

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/31/2024 (date of document).

Jennifer Russell
Affiant Signature

8/2/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

