Karen Johnson Davidson County
Batch# 1187539 DEEDWARR
09/30/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240930-0075243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **525,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zachary Cody Hazelwood	New Owner	082-13-0B-002-00CO
(NAME) 915 9th Ave N	(NAME)	
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(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, WE,

BRUNO SANCHEZ AND BETH ROSE SANCHEZ, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZACHARY CODY HAZELWOOD, AN UNMARRIED MAN,

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 Unit No. 2 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime established by Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695, and Second amendment recorded in Instrument No. 20181023-0105009 and Scriveners Affidavit recorded in Instrument No. 20181030-0107493, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Beth Rose Horrell by Deed dated April 12, 2019 from Arya A. Kabiri and husband, Charles Gregory, recorded April 16, 2019, in Instrument Number 20190416-0034976, in the Official Records of Davidson County, Tennessee. The said Beth Rose Horrell having since married, she is now known as Beth Rose Sanchez. Her spouse, Bruno Sanchez joins her in this conveyance as to his marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 915 9th Avenue North, Nashville, TN 37208

LT&E File #21412

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 my/our hand(s) this 19th day of September, 2024

Bruno Sanchez

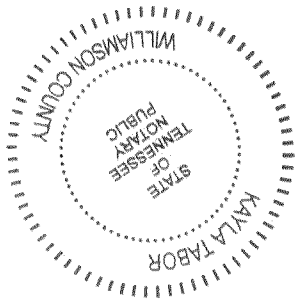
Beth Rose Sanchez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2024, before me personally appeared Bruno Sanchez and Beth Rose Sanchez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2024.

Notary Signature
My commission expires: 3/26/28



LT&E File #21412

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 9/19, 2024.

Affiant
Date: September 27,2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 day of September, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.