Karen Johnson
Batch # 1187590
09/30/2024 09:12:06 AM
Fees: $13.00 Taxes: $1,805.60
Davidson County
DEEDWARR
2 pgs
20240930-0075345

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240900082

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$488,000.00 Liliana Guadarrama Ramirez
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of September, 2024
Notary Public
MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liliana Guadarrama Ramirez and Jimena Guadarrama Ramirez and Facunado Guadarrama Morales 509 Bluewater Drive Nashville, TN 37217	**SAME**	**136-14-0-0884.00**

FOR AND IN 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,

Berenice Xochitl Vasquez Garcia, an unmarried woman

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

Liliana Guadarrama Ramirezm A Married Woman and Jimena Guadarrama Ramirez, An Unmarried Woman and Facunado Guadarrama Morales, A Married 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 Lot No. 99 on the Plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Berenice Xochitl Vasquez Garcia, an unmarried woman, by Quitclaim Deed from Berenice Xochitl Vasquez Garcia and Jose Carlos Vazquez Vazquez, wife and husband, dated 10/6/2023 and recorded 10/18/2023 in Instrument No. 20231018-0081642; and being the same property previously conveyed to Berenice Xochitl Vasquez Garcia and Jose Carlos Vazquez Vazquez, wife and husband, by Warranty Deed from Sherri J. Holloway, unmarried, dated 2/22/2018 and recorded 2/27/2018 in Instrument No. 20180227-0018481, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **509 Bluewater Drive, Nashville, TN 37217**
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 our hands this 27th day of September, 2024.

Berenice Xochitl Vasquez Garcia

Berenice Xochitl Vasquez Garcia

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 27th day of September, 2024.

Commission Expires:_____

Gail C. Vincent
Notary Public

