WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193708 DEEDWARR
10/15/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20241015-0079941

G-ZT-24-2917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Jessica Wey and Brad Woodard	**Success Mortgage Partners, Inc**	
(NAME)	(NAME)	**073-12-0-004.00**
2917 McGavock Pike	**1200 S Sheldon Road, Suite 150**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Plymouth MI 48170**	
(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, **TOMAS F. LLERA AND CORA B. LLERA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA WEY, A SINGLE WOMAN AND BRAD WOODARD, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Section Four, Addition One, Sunset View of record in Plat Book 2854, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tomas F. Llera and Cora B. Llera, husband and wife by Warranty Deed from Effie Jeanette Connell, Executor of the Estate of Wilma C. Wilkerson of record in Instrument No. 20200820-0093969 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 20, 2020 and Scrivener's Affidavit recorded on September 10, 2020 as Instrument No. 20200910-0103143.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2752, Page 594, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement of record in Book 6640, Page 779, in the 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: **2917 McGavock Pike, Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 11th DAY OF OCTOBER, 2024.

Tomas F. Llera

Cora B. Llera

~~STATE OF TENNESSEE~~ CA State of Maryland
~~COUNTY OF DAVIDSON~~ CA County of Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMAS F. LLERA, 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 11th of October, 2024.

Notary Public
My Commission Expires: March 16, 2025
(SEAL)

CHRISTINE ANDO
Notary Public - State of Maryland
Montgomery County
My Commission Expires Mar 16, 2025

~~STATE OF TENNESSEE~~ CA State of Maryland
~~COUNTY OF DAVIDSON~~ CA County of Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORA B. LLERA, 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 11th of October, 2024.

Notary Public
My Commission Expires: March 16, 2025
(SEAL)

CHRISTINE ANDO
Notary Public - State of Maryland
Montgomery County
My Commission Expires Mar 16, 2025

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

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/11/24.

Affiant Signature

10/11/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of October, 2024.

Notary Signature

My Commission Expires: 5-9-26

