Karen Johnson Davidson County
Batch# 1197673 DEEDWARR
10/24/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20241024-0082772

WARRANTY DEED

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 8-19-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80547

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Zulma E. Del Cid	SWBC Mortgage Corporation	13401001800
(NAME)	(NAME)	
521 Vinson Dr	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **Four Hundred Fifteen Thousand And No/100** Dollars ($415,000.00), CASH IN HAND PAID BY THE **HEREINAFTER NAMED GRANTEES, AND** OTHER GOOD AND VALUABLE CONSIDERATIONS, **THE RECEIPT OF WHICH IS** HEREBY ACKNOWLEDGED, WE, DAVID A. LILES AND **DONNA L. LILES, HUSBAND AND** WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE **BARGAINED AND SOLD, AND BY** THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZULMA E. DEL CID, AN UNMARRIED** WOMAN, 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 35, on the Plan of Section I, Curreywood Acres, as shown by plat appearing of record in Book 2133, pages 109-110, of the Register's Office of Davidson County, Tennessee, to which plat

reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to David A. Liles and wife, Donna L. Liles, as tenants by entirety, by Warranty Deed from Kurt E. Spitzer and Carolyn E. Spitzer, dated August 21, 1992, appearing of record in Book 8712, Page 555, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 521 Vinson Dr, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23 day of October, 2024.

David A. Liles

Donna L. Liles

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 23 day of October, 20 24, before me personally appeared David A. Liles and Donna L. Liles, 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 (or person's) free act and deed.

Notary Public

Printed Name: Kayla Pedd

My Commission Expires: 4-19-25

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **10/23/2024** (date of document).

Jami K. Averwater

Affiant Signature

10/24/2024

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **24th** day of **October**, 2024.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

