Address New Owners:
Juan Vasquez Martinez
906 Rexdale Dr
Nashville, TN 37217

Map Parcel No:
107-09-0-101

Send Tax Bills to:
Same

Karen Johnson
Batch # 1201844
11/05/2024 01:55:28 PM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20241105-0085939

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the

Chan McCullough

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Juan Vasquez Martinez and wife, Rosa Avalos Ramirez

hereinafter called the Grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Patricia Heights, Section One, as of record in Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Chan McCullough by J.P. Morgan Mortgage Acquisition Trust 2006-CW1, by Special Warranty Deed of record instrument #20081112-0111864, Register's Office for Davidson County, Tennessee.

This is improved property known as: **906 Rexdale Dr, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 31st day of October, 2024.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October 2024.

Commission expires 2027/7/7 Notary Public Alicia Caston

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.

Ivan Vazquez

AFFIANT

Subscribed and sworn to me this 31st day of October, 2024.

Commission expires 7/7/2027 Notary Public Alicia Caston

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220