WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 03-16-26 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1206908
11/20/2024 09 55 38 AM
Fees $13 00 Taxes $3,700 00

Davidson County
DEEDWARR
2 pgs

20241120-0090171

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)
Gerardo Mendoza Marines and Nohemi Morales Cruz	same as new owner	
(NAME) ~~3704 Nolensville Pike~~ 3570 Sanford Ave.	(NAME)	**133-6-158 00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **JUANITA SLOAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERARDO MENDOZA MARINES AND NOHEMI MORALES CRUZ, MARRIED TO EACH OTHER,** 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 the 6th Civil District of Davidson County, Tennessee, described partly according to a survey made by William Collier Parrish Associates Civil Engineers, dated March 4, 1960, as follows

Beginning at a point in the east right-of-way line of Nolensville Road, which is 76 5 feet south of the southerly margin of Wheeler Avenue, thence with the east right-of-way of Nolensville Road, southwardly 50 feet to the northwest corner of the property conveyed to C V Collins and wife, by deed from J R Read Construction Company, Inc , of record in Book 3131, page 367, Register's Office for said County, thence with said Collins' northerly line, eastwardly 153 3 feet, more or less, to his northeast corner, thence north 31 deg 10' west 47 4 feet to a post, thence north 87 deg 30' west 151 3 feet to the beginning

Being the same property conveyed to Juanita Sloan and husband, James D Sloan by Warranty deed from Chambless Rand Johnston and wife, Josephine Elizabeth Johnston of record in Book 7651, page 516, Register's Office for Davidson County, Tennessee, dated 9/1/1988 and recorded on 9/14/1988 The said Jame D Sloan having since died on February 21, 2013 leaving Juanita Sloan as surviving tentant by the entirety

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Lease of record in Book 7903, Page 136, in the Register's Office for Davidson County, Tennessee
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3702 Nolensville Pike, Nashville, Tennessee 37211**

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 15th DAY OF NOVEMBER, 2024

Juanita Sloan

Juanita Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA SLOAN, 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 15th of November, 2024

Notary Public
My Commission Expires 03/16/2026
(SEAL)



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