Karen Johnson Davidson County
Batch# 1207100 DEEDWARR
11/20/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20241120-0090406

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-22258

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyra Velasquez Hunt (NAME)	Same as New Owner (NAME)	52-12-61
628 Canton Court (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37115 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Tyra Velasquez Hunt, Executor of Estate of Raphael Martinez Velasquez, and Edwina Pardue and Tyra Velasquez Hunt, as Devisees,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyra Velasquez Hunt, 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 in Davidson County, Tennessee, being Lot No. 9 on the Plan of Schoolside Heights, as of record in Book 3700, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph Velasquez and wife, Linda S. Velasquez by Deed dated August 18, 1994 from Ralph Velasquez, recorded November 21, 1994, in Book 9525, Page 19, Register's Office of Davidson County, Tennessee. The said Linda S. Velasquez having since died May 30, 2009, leaving title vested in Ralph Velasquez as surviving tenant by the entirety. The said Ralph Velasquez having since died testate on March 21, 2024, Pursuant to the Last Will and Testament of Ralph M. Velasquez, Case No. 24P1051, as filed in Circuit Court for Davidson County at Nashville Tennessee Probate Division, Tyra Velasquez Hunt was appointed executor of said estate and empowered and authorized to convey the subject property. Edwina Pardue and Tyra Velasquez Hunt, devisees under the said will, join in this conveyance and evidence their consent to the same. The said Ralph Velasquez and Raphael Velasquez are one and the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 628 Canton Court, Nashville, TN 37115.

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. Whenever 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 15th day of November, 2024.

Estate of Raphael Martinez Velasquez

By: Tyra Velasquez Hunt, Executor
Tyra Velasquez Hunt, Executor

Edwina Pardue

Tyra Velasquez Hunt

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tyra Velasquez Hunt, Executor of Estate of Raphael Martinez Velasquez, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of November, 2024.

Lori Buie

Notary Public 6/29/27 My Commission Expires:

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2024, before me personally appeared Edwina Pardue and Tyra Velasquez Hunt, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2024.

Lori Buie

Notary Signature
My commission expires: 11/15/24

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 11-15-24 (date of document).

Affiant Signature

11-19-24
Date

State of Tennessee
County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 19th day of November, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY