Karen Johnson Davidson County
Batch# 1208966 DEEDWARR
11/27/2024 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20241127-0093048

Name and Address of New Owner:
Kelvin Herrera Hassan and Ingrid Taveras
7277 Charlotte Pike, 357
Nashville, TN 37209

Send Tax Bills To:
Kelvin Herrera Hassan and Ingrid Taveras

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 114-08-0C-124-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lyndsey Lanier, a married woman, and Glen Lanier**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kelvin Herrera-Hassan and Ingrid Taveras, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 120 on the Plan of West Park Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park, Phase 3 of record in Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee to which Master Deed and Plans reference is made for a more complete description.

Being the same property conveyed to Lyndsey R. Wagner, unmarried, by Warranty Deed dated May 22, 2015 from Nester Ilagan, recorded May 29, 2015 in Instrument No. 20150529-0049804 in the Register's Office

Lyndsey R. Wagner is one in the same as Lyndsey Lanier

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of November, 2024.

Lyndsey Lanier (SEAL)
Lyndsey Lanier

Glen Lanier (SEAL)
Glen Lanier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2024, before me personally appeared Lyndsey Lanier and Glen Lanier, 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 25th day of November, 2024.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

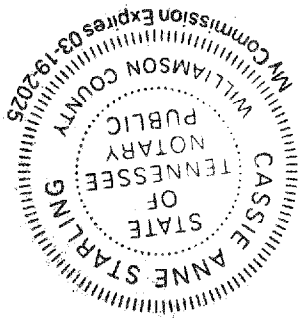
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of November, 2024.

Notary Public
My commission expires:_____
File No. 2024-7441-DL



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11.25.24.

Date

Affiant Signature

11.25.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of November, 2024.

Notary's Signature

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: January 31st/ 2026

Date

Notary's Seal