WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1222010 DEEDWARR
12/31/2024 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20241231-0101560

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024050080

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barry Daniel		
(NAME) P.O. Box 680160	(NAME) Same as new owner	Map-Par. 133-07-0-309.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARIO VASQUEZ, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY DANIEL AND WIFE, BATHSHEBA DANIEL**, 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:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 9A, as shown on the map entitled Zone Lot Division, Lot Nos. 8 & 9, Phase I, Valley View Terrace, of record in Book 6250, page 67, an amendment of Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARIO VASQUEZ, UNMARRIED, by deed from BLANCA E. OCON AND HUSBAND, MAXIMILIANO A. OCON, of record as Instrument No. 20051228-0155232, dated December 21, 2005, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 9B, as shown on the map entitled Zone Lot Division, Lot Nos. 8 & 9, Phase I, Valley View Terrace, of record in Book 6250, page 67, an amendment of Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to BLANCA E. OCON AND HUSBAND, MAXIMILIANO A. OCON, by deed from MUTHUKARAN GUNASEKARAN AND WIFE, MIRMALA GINASEKARAN, of record as Instrument No. 20000524-0052099, dated May 11, 2000, said Register's Office.

BLANCA E. OCON died on or about April 10, 2009, leaving MAXIMILIANO A. OCON as the surviving tenant by the entirety.

MAXIMILLIAN A. OCON conveyed said property to MARIO VASQUEZ, by Quitclaim Deed of record as Instrument No. 20241004-0077423, dated September 26, 2024, said Register's Office.

MAXIMILIANO A. OCON and MAXIMILLIAN A. OCON being one and the same person

unimproved ☐
This is improved ☒ property, known as 311 Norway Ct, Nashville, TN 37211
(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.

Executed by my hand this the 31st Day of December, 2024.

Mario Vasquez

STATE OF Tennessee
County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Mario Vasquez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st Day of December, 2024.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 12/31/24.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 12/31/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 12/31/24.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

