Karen Johnson Davidson County Batch# 1223111 DEEDWARR 01/03/2025 02:01:30 PM 3 pgs Fees: $18.00 Taxes: $962.00 20250103-0000702	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $260,000.00 Affiant Subscribed and sworn to before me, this 26th day of December, 2024. Notary Public My commission expires: 10.25.2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129 24NT01418

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Angel Sandoval	New Owner	**05015004400**
3305 Spears Rd		
Nashville, TN 37207		

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 HEREBY ACKNOWLEDGE, WE,

Patricia Wilson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angel Sandoval, a married man

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. 415, Plan of Parkwood Estates, Section III, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lunar Wilson and wife, Patricia Wilson, by Special Warranty Deed from Countrywide Homes Loans, Inc., dated January 312, 2003, of record in Instrument No. 20030211-00108513, in the Register's Office for Davidson County, Tennessee. Lunar Wilson having since died leaving Patricia Wilson ad the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3305 Spears Rd, Nashville, TN 37207.

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 in 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.

Debra Lee Vaughn Jones Date: 12-26-2024
Patricia Wilson by Debra Lee Vaughn Jones, Attorney in Fact

STATE OF Maryland

COUNTY OF Prince Georges

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Debra Lee Vaughn Jones with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Patricia Wilson and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Instruments 20100526-0040651, in said Register's Office.

Witness my hand, at office, this 26th day of December, 2024.

Iris Lawrence
NOTARY PUBLIC Iris Lawrence

My Commission Expires: October 14, 2025

IRIS LAWRENCE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 14, 2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12-26-2024 (date of document).

Affiant Signature

12-31-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of December, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26