Karen Johnson
Batch # 1231004
01/28/2025 12 00 49 PM
Fees $13 00 Taxes $1,387 50
Davidson County
DEEDWARR
2 pgs
20250128-0006448

Warranty Deed

APRIL G NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000 00 Karen Rowan Affiant Subscribed and sworn to before me, this the 30th day of December, 2024. Notary Public My Commission Expires My commission expires. July 6, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers.
Maria Sanchez and Herber Sanchez Perez	New Owner(s)	120-10-0-023 00
317 Weaver Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN LESTER KEITH, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA SANCHEZ, UNMARRIED WOMAN AND HERBER SANCHEZ PEREZ, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 18 on the Plan of Seven Oaks, Section No. 1 of record in Plat Book 1835, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18, which is a corner lot, fronts 115 feet on the Westerly margin of Weaver Drive and fronts 120 feet on the Northerly margin of Dempley Place, said frontages being joined by a curve having a length of 39.27 feet, and extends back 167 feet on the Northerly line and 150.3 feet on the Westerly line, to a point of intersection.

Being the same property conveyed to John Lester Keith by Warranty Deed from James David Misner and William Albert Misner of record in Instrument No. 20010212-0013307 Register's Office for Davidson County, Tennessee, dated January 31, 2001 and recorded on February 12, 2001.

Being the same property conveyed to John Lester Keith, married by Quitclaim Deed from Christine Elaine Keith, married of record in Instrument No. 20211006-0134236 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 06, 2021.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 317 Weaver Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2024.

John Lester Keith

STATE OF TENNESSEE
COUNTY OF Bradley

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Lester Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2024.

Notary Public

My Commission Expires: 11/07/2027

NANCY J. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/07/2027
HAMILTON COUNTY