Karen Johnson
Batch # 1240209
02/24/2025 11 31 46 AM
Fees $13 00 Taxes $1,979 13
Davidson County
DEEDWARR
2 pgs
20250224-0013474

WARRANTY DEED

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Kathryn Wargo and James Throckmorton	NEW OWNER	181 10 0A 133 00
(NAME)	(NAME)	
7029 Oak Brook Ter	7029 Oak Brook Ter	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Henry A. Vasquez and Anna E. Vasquez, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kathryn Wargo and James Throckmorton, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Lot(s) 313, as shown on the map entitled the Final Plat, PHASE THREE, AUTUMN OAKS SUBDIVISION, of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Henry A. Vasquez and Anna E Vasquez, husband and wife, by Warranty Deed from Anthony Reitz and Amy Reitz, husband and wife, of record in Instrument No 20180206-0011858, in the Register's Office of Davidson County, Tennessee, dated January 31, 2018 and recorded on February 06, 2018

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE THREE, AUTUMN OAKS SUBDIVISION, as recorded in Instrument No 20031029-0159380
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U.D. BOUNDARY, AUTUMN OAKS, as recorded in Plat Book 6900, Page 786.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20010912-0099443, as amended in Instrument No 20030513-0064238 and Instrument No 20101206-0096935.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6704, Page 397, Book 6704, Page 405, as amended in Book 6968, Page 30

Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970
Charter for Autumn Oaks Homeowners Association, Inc , recorded as Instrument No 20010912-0099442
Resolution recorded as Instrument No 20100414-0028160
Notice of Acceptance of Public Infrastructure, recorded as Instrument No 20101207-0097319

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 7029 Oak Brook Ter, Brentwood, TN 37027
(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

Effective the 20 day of February, 2025

Henry A. Vasquez by Kim Hicks
Henry A Vasquez by Kim Hicks, as attorney-in-fact

Anna E. Vasquez by Kim Hicks
Anna E. Vasquez by Kim Hicks, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Henry A Vasquez and Anna E. Vasquez pursuant to Power of Attorney of record in Instrument No. 20250220-0012119, and that she is authorized by Henry A. Vasquez and Anna E Vasquez to execute this instrument on their behalf

Witness my hand, at office, this 20 day of February, 2025.

Notary Public

Printed Name the undersigned

My Commission Expires 6/3/28

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064