STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1244991 DEEDWARR
03/10/2025 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250310-0017919

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-22853

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Turn Key Home Builders, LLC (NAME)	New Owner (NAME)	072-04-0-036.00
1612 10th Fairway Dr. (STREET ADDRESS)	" (STREET ADDRESS)	
Belleville, IL 62220 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gloria Lynn Sanchez, married, Maria Araceli Sanchez, married, Christian Manuel Sanchez, married, and Jose J. Sanchez, Jr., married, Heirs at Law of Jose Juan Sanchez Vargas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Turn Key Home Builders, LLC, a Tennessee Limited Liability Company**, 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. 35 of Block "A" on the Plan of Inglewood Golf Club Subdivision as of record in Book 843, Page 65, Register's Office for said County.

SAID Lot No. 35 fronts 60 feet on the northerly side of Shelton Avenue and runs back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Jose J. Sanchez Vargas, unmarried, by Warranty Deed from Robert Lee Moore, unmarried, dated 3/28/2008 and recorded 4/8/2008 in Instrument No. 20080408-0035623, Register's Office for Davidson County, Tennessee.

The said Jose J. Sanchez Vargas (AKA Jose Juan Sanchez Vargas, Sr.), died intestate on October 15, 2024. Pursuant to Letters of Administration filed 11/1/2024 in Docket No. 24P2173 in the Circuit Court for Davidson County, Tennessee (Probate Division), Gloria Sanchez was appointed as Administrator. Gloria Lynn Sanchez, Maria Araceli Sanchez, Christian Manuel Sanchez, and Jose J Sanchez, Jr., are all of the Heirs at Law of Jose J. Sanchez Vargas and therefore have the authority to sell the aforementioned property. See Affidavit of Heirship of record in Book _____, Page _____, said Register's Office. This is not the marital residence of the Grantors.

202503100017918

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1425 Shelton Avenue, Nashville, TN 37216.

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

Witness my/our hand(s) this 7th day of March, 2025.

Jose J. Sanchez, Jr.

Maria Araceli Sanchez

Christian Manuel Sanchez

Gloria Lynn Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2025, before me personally appeared Jose J. Sanchez, Jr., Maria Araceli Sanchez, Christian Manuel Sanchez, and Gloria Lynn Sanchez, 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 7th day of March, 2025.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 03/07/2025 (date of document).

Affiant Signature

03/07/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7th day of March, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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