# WARRANTY DEED

**File No. CTO-2025-766**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000 00

Leonardo Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 03/16/26
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1248305
03/20/2025 07 57 05 AM
Fees $33 00 Taxes $1,165 50
20250320-0020093

Davidson County
DEEDWARR
6 pgs

**THIS INSTRUMENT WAS PREPARED BY**
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd , Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: NCR-25-3249**

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonardo Moreno Garcia, Ana Rosibel Cruz Martinez, and Gerardo Roberto Hernandez Reyes | First Colony Mortgage Corp. | |
| 3249 Doverside Drive | 2100 W. Pleasant Grove Blvd #100 | 050-14-0-051 00 |
| Nashville, TN 37207 | Pleasant Grove, UT 84062 | |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **KENNETH WADE, ROCHELLE SMITH, ALISA MCVEY, WILLIAM LEE, DELLCENIA W. LIGON, AND CARL O. WADE, SR.,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **LEONARDO MORENO GARCIA, SINGLE, GERARDO HERNANDEZ REYES, SINGLE, AND ANA CRUZ MARTINEZ, SINGLE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** , hereinafter called the Grantees, their heirs and assigns, forever, that 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. 760 on the plan of Section Four, Parkwood Estates, of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 760 fronts 73.73 feet on the northerly margin of Doverside Drive and extends back 120.4 feet on the easterly line and 129.7 feet on the westerly line to a broken line in the rear, measuring 158.0 feet thereon.**

**Being the same property conveyed to Dock E. Lee and wife, Leatha M. Lee by Warranty Deed from Alvin D. Baker and wife, Brenda L. Banker of record in Book 5555, page 46, Register's Office for Davidson County, Tennessee, dated January 10, 1980 and recorded on January 14, 1980.**

**Dock E. Lee died on March 2, 2012 and subject property vested in Leatha M. Lee, surviving tenant by the entirety.**

**Subsequently, Leatha M. Lee died on February 10, 2024, having never remarried. Pursuant to her Last Will and Testament admitted in the Probate Court for Davidson County, Tennessee, at Nashville, by order entered August 8, 2024, Docket No. 24P1481, subject property vested in Dellcenia Ligon, Caarl Wade Sr., Kenneth Wade, Rochelle Smith, Alisa McVey, and William Lee, her devisees and Grantors hereunder.**

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record

**This is improved_X_ unimproved____ property and believed to be known as: 3249 Doverside Drive, Nashville, TN 37207 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 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

Witness our hands this 12 day of March, 2025.

Kenneth Wade

Rochelle Smith

Alisa McVey

Dellcenia W. Ligon

Carl O Wade, Sr

William Lee

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared **Kenneth Wade**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office this March 12, 2025.

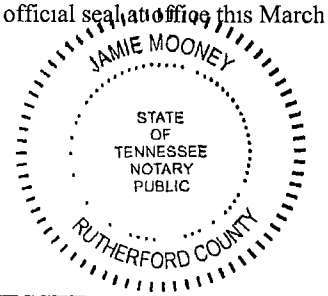
JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires 1/22/2025

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared **Rochelle Smith**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this March 12, 2025

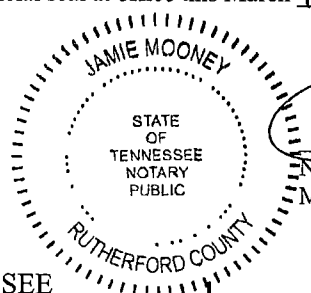



Notary Public
My Commission Expires. 11/22/2025

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared **Alisa McVey**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office this March 12, 2025.

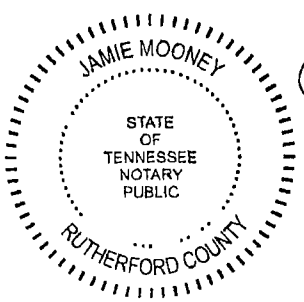



Notary Public
My Commission Expires 11/22/2025

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared **Dellcenia W. Ligon**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office this March 12, 2025.

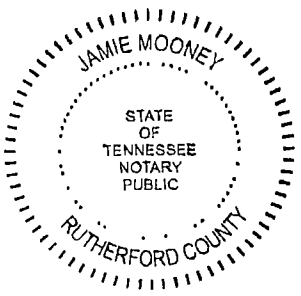



Notary Public
My Commission Expires. 11/22/2025

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared **Carl O. Wade, Sr.**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office this March 12, 2025




Notary Public
My Commission Expires 11/22/2025

William Lee

William Lee

STATE OF FLORIDA
COUNTY OF BAY

Before me, the undersigned Notary Public, personally appeared **William Lee**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this March _____, 2025.

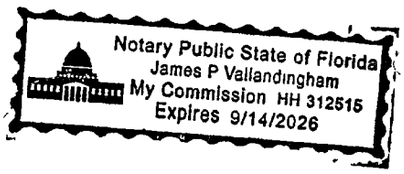
Notary Public
My Commission Expires:

# FLORIDA NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 11th day of March, 2025, by **WILLIAM LEE**

James P. Vallandingham
Signature of Notary Public




James P. Vallandingham
Print, Type or Stamp Name of Notary

NOTARY PUBLIC
Title or Rank

844355 / HH312515
Serial Number

09/14/2026
Commission Expiration

Personally Known. ____
OR Produced Identification. x
Type of Identification Produced Driver's License

Attached to and becoming Part of Warranty Deed
Document Date 03/11/2025 # of Pages 6 with certificate
Reference _____