WARRANTY DEED

Karen Johnson Davidson County
Batch# 1251523 DEEDWARR
03/25/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250325-0022058

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $200,000.00

Affiant

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 24th DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES:
3/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Yassel Martinez Elizondo and Vladimir S. Urbino Rodriguez	Yassel Martinez Elizondo and Vladimir S. Urbino Rodriguez	042-08-0-121.00
(NAME) 232 Nesbitt Lane	(NAME) 232 Nesbitt Lane	
(ADDRESS) Nashville, TN 37115	(ADDRESS) Nashville, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Naomi Despain, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Yassel Martinez Elizondo and Vladimir S. Urbino Rodriguez, married to each other , "the Grantee," the following described real estate in Davidson County, Tennessee:

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 No. 57B of the Zone Lot Division of Lots 1 thru 10, 15 thru 24, and 51 thru 60, Heritage Place of record in Plat Book 6250, Page 632, amending Plat Book 5200, page 628 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Naomi DeSpain by Warranty Deed from Syretha D. Shane, Trustee of the Syretha D. Shane Revocable Living Trust and Syretha D. Shane, individually of record in Instrument No. 20161227-0135059 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 27, 2016.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 232 Nesbitt Lane, Nashville, TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of March, 2025.

Naomi Despain

Naomi Despain

Commonwealth of Virginia, County of Hanover

~~STATE OF TENNESSEE~~
~~COUNTY OF WILLIAMSON~~

On this 21st day of March, 2025, before me personally appeared Naomi Despain, 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 21st day of March, 2025.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication

Doc ID: 60cac638f7e565450c940c84042cb715e85754c6

202503250022058

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/21/25 (date of document).

Affiant Signature

3/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

