# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

*Affiant*

Subscribed and sworn to me on 03/28/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1254919 DEEDWARR
04/01/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250401-0024803

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Fabian Silvas<br>Emily Gray Higgins<br>2016 White Ave<br>Nashville, TN 37204 | Plaza Home Mortgage, Inc.<br>9808 Scranton Road, Ste 3000<br>San Diego, CA 92121 | 105 14 0 127.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vanessa Kumpf and Patrick Higgins, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Fabian Silvas and Emily Gray Higgins, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being the South 40 feet of Lot No. 5 of Block 17 on the Plan of Yarborough Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for said County.
>
> SAID Lot fronts 40 feet on the easterly side of White Avenue and extends back between parallel lines 167-1/2 feet to an alley in the rear.
>
> BEING the same property conveyed to Vanessa Kumpf and Patrick Higgins, wife and husband, by Warranty Deed from Alden Horton, III and wife, Juli Horton, dated July 15th, 2016 and recorded on July 20th, 2016, of record in Instrument No. 20160720-0074680, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2016 White Ave, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand and official seal on 03/28/25.

Vanessa Kumpf

Patrick Higgins

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 03/28/25, before me personally appeared Vanessa Kumpf and Patrick Higgins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/28/25.

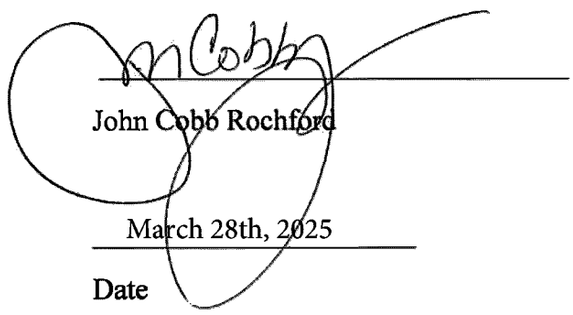
NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-8-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on March 28th, 2025.



John Cobb Rochford

March 28th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on March 28th, 2025.



Brooke Sobo

My commission expires: 9/8/25

