2025-1526-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267358 DEEDWARR
05/01/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250501-0033718

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $370,000.00.

Affiant

Subscribed and sworn to before me this 28 day of April, 2025

Notary Public
My Commission expires: 12-2-28
(Affix Seal)

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maricela Silva Chavez		150-06-0-002
2964 Mossdale Dr.	New Owner	
Antioch TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maricela Silva Chavez, unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Cherry Hills, Section VII of record in Plat Book 4660, Page 49, 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 Wanda Williams by Warranty Deed dated January 14, 2025, from Rhonda Richie and Anthony Clarke, of record in Instrument Number 20250116-0003575, Register's Office for Davidson County, Tennessee, dated 6/25/1974 and recorded on 6/27/1974.

This is improved property known as: **2964 Mossdale Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 28th day of April, 2025.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williams

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 28th day of April, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Debra Paulson, 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 4/28/25 (date of document).

D Paulson
Affiant Signature

5/1/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of ~~April~~ May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

