Karen Johnson Davidson County
Batch# 1270833 DEEDWARR
05/08/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250508-0036175

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64021
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Osiris Garcia De Leon Edison Garcia Torres 3024 Owendale Drive Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 150090A06100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marie E. Suiter**, a widow who has not remarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Osiris L. Garcia De Leon, A Single Woman and Edison Garcia Torres, A Married Man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Forest View Park, Section VII, of record in Book 6900, page 162, amended in Book 7430, page 751, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Larry R. Suiter and wife, Marie E. Suiter, by Warranty Deed from Fox Ridge Company, a Limited Partnership, dated October 29, 1987 and recorded on November 5, 1987, of record in Book 7396, page 229, Register's Office for Davidson County, Tennessee. The said Larry R. Suiter has since died, leaving Marie E. Suiter as surviving tenant by the entireties.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, page 162, amended in Book 7430, page 751, said Register's Office;The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 472, Book 7235, page 411, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances and force main to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20061122-0145185, ,said Register's Office; Easement for drainage to te Metropolitan Government of Nashville and Davidson County, Tennesse of record in Inst. No. 20240409-0025113, said Register's Office; Grant of Transmission Line Easement to the United States of America, of record in Inst. No. 20020911-0110966, said Register's Office.

25NT00375

This is improved property, known as 3024 Owendale Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2025

Marie E. Suiter

Marie E. Suiter

State of Tennessee

County of Davidson

On this 24th day of April, 2025 before me the undersigned authority, personally appeared Marie E. Suiter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Sworn and subscribed before me this 24 day of April, 2025

Marcia Escobar

Notary

My Commission Expires: 10-25-27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-24-25 (date of document).

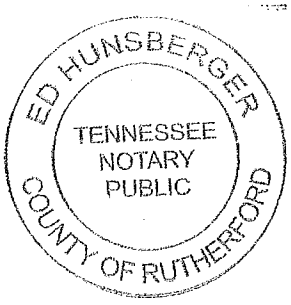
Affiant Signature

5-8-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th of May, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26