**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 250500044

Karen Johnson
Batch # 1279538
05/30/2025 09 59 37 AM
Fees $13 00 Taxes $1,302 40

Davidson County
**DEEDWARR**
2 pgs

20250530-0042530

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $352,000.00

Ivan Vera Vega
Affiant

Subscribed and sworn to before me, this 29th day of May, 2025.

Gail C. Vincent
Notary Public
My Commission Expires:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

## WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ivan Vega and Iveth Orellana<br>4648 Dowdy Drive,<br>Antioch, TN 3701 | New Owner | Tax Parcel ID No.<br>149-09-0-061 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SETH SLIFER AND ANDREA CLAIRE SLIFER, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IVAN VERA VEGA, AN UNMARRIED MAN AND IVETH DANIELA VENAVIDES ORELLANA, AN UNMARRIED WOMAN,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Lot 54, on The Plan of Section Ten, Hazelwood, of Record in Plat Book 3842, Page 232, Register's Office for Davidson County, Tennessee, to Which Plan Reference is hereby made for a Complete description thereof.**

**Being the same property conveyed to Seth Slifer and Andrea Claire Slifer, husband and wife by Deed dated September 23, 2019 from Corrine O'Neal, unmarried,, recorded October 1, 2019, in Instrument Number 201910010099742, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **4648 Dowdy Drive, Antioch, TN 3701**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 28th day of May, 2025.

**SETH SLIFER**

**ANDREA CLAIRE SLIFER**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SETH SLIFER AND ANDREA CLAIRE SLIFER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of May 2025.

Notary Public
My Commission Expires: 3/3/2026

