This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAM-25-513

Karen Johnson Davidson County
Batch # 1280615 DEEDWARR
06/02/2025 03 25 03 PM 2 pgs
Fees $13 00 Taxes $1,461 50
20250602-0043240

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $395,000.00

Michael L Maley
Affiant Signature

Subscribed and sworn to before me on this the 30 Day of MAY, 2025

Notary Public

My Commission expires _____/_____/_____

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Michael L Maley
513 Yale Ave
Madison TN 37115

SEND TAX BILLS TO:
Michael L Maley
513 Yale Ave
Madison TN 37115
MAP AND PARCEL NUMBER: 05205013100

WARRANTY DEED
25NT00545

Effective the 28 Day of May, 2025 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Gustavo Vazquez and Olga Lidia De Leon Lozano, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael L Maley, unmarried

Hereinafter called the GRANTEES, their 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 Tract 25 on the Plan of Revised Plan of Block - "K", Power and Roth Subdivision of Madison Park, of record in Plat Book 974, Page 38, 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 Gustavo Vazquez and Olga Lidia De, Lozano, husband and wife from Mohammed Naser, single, by Warranty Deed dated 07/27/2022 and recorded 07 29/2022 in Instrument No. 20220729-0086610, Register's Office of said County

Being the same property conveyed to Mohammed Naser by Warranty deed from Sharon Kay Story, Trustee of the Meadows Community Property Trust dated August 5, 2014 of record in Instrument No 20191126-0121970 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on November 26, 2019.

This is an improved property commonly known as: 513 Yale Ave, Madison, TN 37115-4742

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 heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of May, 2025

Gustavo Vazquez

Olga Lidia De Leon Lozano

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Gustavo Vazquez and Olga Lidia De Leon Lozano,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of May, 2025

Notary Public
My Commission expires: 9-21-26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY