Karen Johnson Davidson County
Batch# 1298269 DEEDWARR
07/16/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250716-0056267

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-09683

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yeison Builer Morales Vazquez 4640 Dowdy Drive Antioch, TN 37013	New Owners	149-09-0-059.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Earnest R. Blair and Novella Blair, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yeison Biuler Morales Vasquez, an individual who is either single or whose spouse doesn't hold any ownership interest,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 52 on the Plan of Hazelwood, Section 10, of record in Book 3842, Page 232, Register's Office for said County.

Said Lot No. 52 fronts 65.0 feet on the Easterly margin of Dowdy Drive and extends back between parallel lines 151.0 feet to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Earnest R. Blair and wife, Novella Blair by Warranty Deed from Clarence E. Gerald and wife, Betty J. Gerald of record in Book 4736, page 15, Register's Office for Davidson County, Tennessee, dated August 08, 1973 and recorded on August 10, 1973.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **4640 Dowdy 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 this 14th day of July, 2025

Earnest R Blair
Earnest R. Blair

Novella B. Blair
Novella Blair

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Earnest R. Blair and Novella Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 14th day of July, 2025.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/14/2025.

Affiant Signature

7/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of July, 2025.

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202507160056267