Karen Johnson Davidson County
Batch# 1303338 DEEDWARR
07/29/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250729-0059866

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 25th day of July, 2025.

Notary Public
My commission expires: 10-5-26

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Wesley Brandon Cole 605 Betty Lou Drive Nashville, TN 37115	Same as New Owner	034-14-0A 009.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANTOS AMADOR SANCHEZ AND MAYRA A. TEJADA, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **WESLEY BRANDON COLE, AN UNMARRIED MAN AND SAHAR RAGER, AN UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Cumberland Bend as shown on the plan of record in Instrument No. 200912310118971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Santos Amador Sanchez, unmarried, by deed dated 09/17/2014, from M. R. Stokes, married, of record in Instrument No. 20140924-0087873, Register's Office for said County.

Mayra A. Tejada, spouse of Grantor, hereby joins in the execution of this instrument to convey any martial interest she may have in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 605 Betty Lou Drive, Nashville, TN 37115.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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.

S-A-A

Witness my hand this the 25th day of July, 2025.

Santos Amador Sanchez

Mayra A. Tejada

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Santos Amador Sanchez and Mayra A. Tejada, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2025.

My commission expires: 4/17/27

Notary Public



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/25/25 (date of document).

Affiant Signature

7/29/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029