Karen Johnson
Batch # 1333882
10/15/2025 10:45:40 AM
Fees $23.00 Taxes $1,431.90
Davidson County
DEEDWARR
4 pgs
20251015-0082040

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38874-09-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me this 8th day of October, 2025. Notary Public My Commission Expires:

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Noe Flores Vergara and Albertina Flores 630 Whispering Hills Drive Nashville, TN 37211	NEW OWNER	Map and Parcel No.: 147 06 0 223.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael Emmerich, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Noe Flores Vergara and Albertina Flores, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 630 Whispering Hills Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of October, 2025.

GRANTOR:

Michael Emmerich

Michael Emmerich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Emmerich, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2025.

Notary Public
My Commission Expires:



Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via
Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of PARKVIEW ESTATES, SECTION ONE of record in Plat Book 3300, Page 87, 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 Michael Emmerich, a single man, by Warranty Deed from James A. Marshall and wife, Marie L. Marshall, of record in Instrument No. 20211228-0170748, in the Register's Office of Davidson County, Tennessee, dated December 21, 2021 and recorded on December 28, 2021.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVIEW ESTATES, SECTION ONE, as recorded in Plat Book 3300, Page(s) 87.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3465, Page 623.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

CERTIFICATE OF AUTHENTICITY

I, DANIEL HEARD, 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 OCTOBER 8TH, 2025(date of document).

Affiant Signature

Date 10/8/2025

State of Tennessee

County of WILLIAMSON

Sworn to and subscribed before me this 8TH day of OCTOBER, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

