Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3209

Karen Johnson Davidson County
Batch # 1340362 DEEDWARR
10/30/2025 02:29:19 PM 3 pgs
Fees $18.00 Taxes $2,016.50
20251030-0086585

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of October 2025

Notary Public

Commission Expires. _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron Lake Bissinger 7444 Kreitner Drive Nashville, TN 37221	Union Home Mortgage Corp. 8241 Dow Circle W. Strongsville, OH 44136	155-08-0E-069.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas G. Vasquez and Stacey L. Vasquez, Trustees of Vasquez Family Trust Dated September 12, 2017

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Lake Bissinger, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Final Plat, Resubdivision, Bellevue Highlands, Phase 2 of record in Plat at Instrument No. 20010202-0010403, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas G. Vasquez and Stacey L. Vasquez, Trustees of the Vasquez Family Trust u/a/d September 12, 2017 by Warranty Deed from Christian Ernst and Laura Ernst, husband and wife of record in Instrument No. 20210727-0100363 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 27, 2021

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7444 Kreitner Drive, Nashville, TN 37221

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; and we so covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Dated this the 24th day of October, 2025.

Vasquez Family Trust Dated September 12, 2017

By: Thomas G. Vasquez, Trustee
Thomas G Vasquez, Trustee

By: Stacey L. Vasquez, Trustee
Stacey L. Vasquez, Trustee

STATE OF _____
COUNTY OF _____

On this _____ day of October, 2025, before me personally appeared Thomas G. Vasquez and Stacey L. Vasquez, Trustees of Vasquez Family Trust Dated September 12, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:

Please See Attached
California Complaint Notarial Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Riverside)

On 10/24/2025 before me, SuSin Villela, Notary Public
(insert name and title of the officer)

personally appeared Thomas G. Vasquez and Stacey L. Vasquez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

SUSIN VILLELA
Notary Public - California
Riverside County
Commission # 2521688
My Comm. Expires May 30, 2029

Signature _____ (Seal)

This California acknowledgment certificate is attached to a [TENNESSEE Warranty Deed] executed in California and intended for recording in the State of TENNESSEE