WARRANTY DEED

Karen Johnson Davidson County
Batch# 1355390 DEEDWARR
12/08/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251208-0097636

File #25-JJ-0059-61

(SEAL)
JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Francisco Morales and Alejo Velasco Vargas (NAME)	**NEW OWNER** (NAME)	**106 14 0 137.00, 106 14 0 138.00**
54 Peachtree Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THERESA D. SANDERS, A SINGLE PERSON,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

FRANCISCO MORALES, A MARRIED PERSON, AND ALEJO VELASCO VARGAS, A SINGLE PERSON, AS TENANTS IN COMMON,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1 - Land in Davidson County, being the Northerly part of Lot No. 28 on the Plan of SHARPE PARK of record in Plat Book 2330, Page 105, Register's of Deeds Office for Davidson County, Tennessee.

Said property fronts 60.0 feet on the Southerly margin of Lyle Lane, formerly Lyle Avenue, and extends back between parallel lines 71 feet on the Easterly line and 126 feet on the Westerly line to the Northerly margin of Interstate I-24 measures 80 feet thereon.

TRACT 2 - Being a part of Lot No. 27 on the Plan of SHARPE PARK as of record in Plat Book 2330, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 60 feet on Lyle Avenue and runs back between parallel lines 16 feet on the Easterly line and 71 feet on the Westerly line to a dead line on which it measures 80 feet, more or less.

Being the same property conveyed to Thomas Edward Whidby, Sr. and wife, Nancy Ruth Whidby, by Warranty Deed from Kenneth LaBonte and wife, Sheila Russell LaBonte, of record in Book 9589, Page 959, in the Register's Office of Davidson County, Tennessee, dated February 06, 1995, and recorded on February 07, 1995.

Being the same property conveyed to Teresa Sanders aka Theresa D. Sanders, by Quitclaim Deed from Thomas Edward Whidby, Sr. and wife, Nancy Ruth Whidby, of record in Instrument No. 20110701-0050859, in the Register's Office of Davidson County, Tennessee, dated May 11, 2011, and recorded on July 01, 2011.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE PARK, as recorded in Plat Book 2330, Page(s) 105.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **61 and 59 Lyle Lane, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3 day of December, 2025.

Theresa D. Sanders

Theresa D. Sanders

STATE OF TENNESSEE
COUNTY OF KNOX

Before me personally appeared Theresa D. Sanders, 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 3rd day of December, 2025.

Notary Signature
My commission expires: 4/29/26

DEBORA ILEA
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, **Jodi Jackson,** 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 this the 3rd day of December, 2025.

Affiant Signature
Date 12/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027