Karen Johnson Davidson County
Batch# 334247 DEEDWARR
12/26/2019 09:05:12 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20191226-0132837

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-7362

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sharon M. Dunham and Michael H. Hollander (NAME)	Legacy Home Loans LLC (NAME)	049-10-0A-021.00-C
7211 Garden Prairie Road (STREET ADDRESS)	8119 Isabella Ln, Suite #105, (STREET ADDRESS)	
Garden Prairie, IL 61038 (CITY) (STATE) (ZIP)	Brentwood,, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Krystian Lozano Mier, an unmarried man and Lauren Deann Lozano, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon M. Dunham and Michael H. Hollander, wife and husband**, 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. 21 on the Plan of Parmley Cove, Phase One, as shown by plat of record in Instrument 20130417-0038081, 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 Krystian Lozano Mier and Lauren Deann Lozano, husband and wife by Deed dated October 2, 2014, recorded October 3, 2014, in Instrument Number 20141003-0091679, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20130417-0038081, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowners Association of record in Instrument 20130925-0100584, Register's Office for said County.

3. Anchor Easement of record in Book 5596, Page 797, Register's Office for said County.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 20110308-0018355, Register's Office for said County.

5. Common Area conveyed to Homeowners Association of record in Instrument 20170720-0073486 and 20180925-0094953, Register's Office for said County.

6. Restrictions as recorded in Instrument 20130405-0033834, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 345 Parmley Lane, Nashville, TN 37207.

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 do 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. Whenever 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 17 day of December, 2019.

Krystian Lozano Mier

Krystian Lozano Mier

Lauren Deann Lozano

STATE OF Tennessee
COUNTY OF Knox

On this 17th day of December, 2019, before me personally appeared Krystian Lozano Mier , 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 17th day of December, 2019.

SHANNEE R CURTIS-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Signature
My commission expires: 10-31-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2019, before me personally appeared Lauren Deann Lozano , 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 18th day of December, 2019.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

5. Common Area conveyed to Homeowners Association of record in Instrument 20170720-0073486 and 20180925-0094953, Register's Office for said County.

6. Restrictions as recorded in Instrument 20130405-0033834, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

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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 do 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. Whenever 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 18 day of December, 2019.

_____
Krystian Lozano Mier

Lauren Deann Lozano

STATE OF _____
COUNTY OF _____

On this _____ day of December, 2019, before me personally appeared Krystian Lozano Mier , 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 December, 2019.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2019, before me personally appeared Lauren Deann Lozano , 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 18th day of December, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066