Name and Address of New Owner:
Nathaniel R. Lampa and Joanna Lampa
3705 Tibbs Drive
Nashville, TN 37211

Send Tax Bills To:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-06-0-172.00

Karen Johnson Davidson County
Batch# 357451 DEEDWARR
02/12/2020 02:57:19 PM 4 pgs
Fees: $23.00 Taxes: $980.50



20200212-0016189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bob Chen, unmarried and Cara Schornak Gomes, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathaniel Richard Lampa and Joanna Lampa, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Leonard Heights of record in Plat Book 2330, Page 15, 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 Cara Christine Schornak and Bob Chen by Warranty Deed from Carol Ann Bonner and her Successors in Trust as Trustee of The Carol Ann Bonner Revocable Trust Dated February 26, 2014, recorded on July 05, 2016, and of record in Instrument No. 20160705-0068636, Register's Office for Davidson County, Tennessee.

Cara Christine Schornak is NKA Cara Christine Schornak Gomes. This is not, nor has it ever been her marital residence. This is

This is improved property known as 3705 Tibbs Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE#: JH/SB/DB 20 3705

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of February, 2020.

_____(SEAL)
Bob Chen

_____(SEAL)
Cara Schornak Gomes

STATE OF Tennessee
COUNTY OF Davidson

On this 7th day of February, 2020, before me personally appeared Bob Chen and ~~Cara Schornak Gomes~~, 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. JM

Witness my hand, at office, this 7th day of February, 2020.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF)
)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 7th day of February, 2020.

_____
Notary Public
My commission expires:
File No. 2020-922

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cara Christine Schornak is NKA Cara Christine Schornak Gomes. This is not, nor has it ever been her marital residence. This is

This is improved property known as 3705 Tibbs Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of February, 2020.

_____(SEAL)
Bob Chen

Cara Schornak Gomes~~SEAL~~
)
Cara Schornak Gomes

STATE OF Florida
COUNTY OF Lee

On this 7th day of February, 2020, before me personally appeared ~~Bob Chen~~ Ken and Cara Schornak Gomes, 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, by means of Physical Presence

Witness my hand, at office, this 7th day of February, 2020.

KAREN E NICHOLS
Notary Public - State of Florida
Commission # GG 213012
My Comm. Expires Jun 12, 2022

Notary Signature
My commission expires: June 12, 2022

AFFIDAVIT OF VALUE

STATE OF Florida
)
)
COUNTY OF Lee
)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cara Christine Gomes
(Affiant)

Sworn to and subscribed before me this
7th day of February, 2020, by means of Physical Presence.

Notary Public
My commission expires: June 12, 2022
File No. 2020-922

KAREN E NICHOLS
Notary Public - State of Florida
Commission # GG 213012
My Comm. Expires Jun 12, 2022