Karen Johnson Davidson County
Batch# 373583 DEEDWARR
03/17/2020 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20200317-0029338

ADDRESS NEW OWNER: Frank Vukas
3008 Reelfoot Dr.
Nashville, TN 37214

SEND TAX BILL TO: SWBC Mortgage
5055 Maryland Way Ste 200
Brentwood, TN 37027

MAP-PARCEL NOS. 108-12-0-121.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jessica A. Lopez, a single woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Frank Vukas, single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Reelfoot, Section One, Reelfoot, of record in Plat Book 5200, page 641, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jessica A. Lopez, unmarried, from Williard Pontius, a married man, by Warranty Deed recorded on April 9, 2007, in Instrument No.20070409-0041565, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3008 Reelfoot Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5200, Page 641, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 6160, Page 278 and Book 6177, Page 105, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of March 2020.

Jessica A. Lopez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jessica A. Lopez, a single woman** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of March 2020.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $242,000.00.

Affiant

Subscribed and sworn before me this 12th day of March 2020.

Notary Public
My Commission Expires: _____

File No. 2002K038

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022