THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225095** Karen Johnson Davidson County Batch# 375602 DEEDWARR 03/20/2020 03:35:30 PM 3 pgs Fees: $18.00 Taxes: $869.50 20200320-0031048	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00 Affiant Subscribed and sworn to before me, this 19th day of March, 2020. Notary Public My Commission Expires: 11/8/22 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Raul Ojeda 641 Hays Blackman Loop Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-02-0A-047.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Annie Stone Jost, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raul Ojeda, ~~an unmarried~~ man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Final Plat, Section Two, Spencer Hill, according to plat and survey appearing of record in Plat at Instrument No. 20071115-0134114,and in Book 3700, Page 59, 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 Annie Stone Jost by Quitclaim deed from Annie Stone Jost, Trustee of the Larry Wallace Stone Revocable Trust dated January 10, 2020 of record in Instrument No. 20200218-0017699 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20071115-0134114, and in Book 3700, page 59, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20101213-0099002 and Amendment 20101213-0099002, Register's Office for Davidson County, Tennessee.

Subordination Agreement of record in Instrument Number 20090122-0005470, of said Register's Office.

Easements of record in Book 4135, page 444, of said Register's Office.

Subject to conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4198, page 824, of said Register's Office.

The stormwater detention agreement of record in Instrument Number 20060821-0102706, of said Register's Office.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 641 Hays Blackman Loop Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2020.

Annie Stone Jost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Annie Stone Jost, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON