Karen Johnson Davidson County
Batch# 386950 DEEDWARR
04/16/2020 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,352.35
20200416-0040015

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325894**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,500.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2020. Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joaquim Jose Gabriel da Casa Branca de Andrade 536 Wolfeboro Lane Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-05-0A-319.00CO

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, **Thuy Kim Tracy and Thomas Gerald Tracy, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joaquim Jose Gabriel da Casa Branca de Andrade,** a married man, ("Grantees"), its 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. 319 on the Plan of Avondale Park, Phase 2, Section 3B as shown on the plan of record in Instrument No. 20110208-0011099 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 Thuy Kimt Tracy and Thomas Gerald Tracy, wife and husband by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140627-0056475 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on June 27, 2014.

Prior deed erroneously referenced Grantor's name as Thuy Kimt Tracy when in fact her name is Thuy Kim Tracy.

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.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20110208-0011099, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452, 20090331-0028791, 20101223-0102254 and 20190313-002316, in the said Register's Office.

Charter recorded at Instrument No. 20081203-0117350, in the said Register's Office.

Easements of record at Instrument No. Book 787, Page 7, Book 4193, Page 903, Book 5738, Page 819, 832, Book 7601, Page 400, Book 1237, Page 674, Instrument No. 20041207-0145662, 20040204-0013639, 20040204-0013640, 20040204-0013641, Instrument No. 20060110-

Agreements of record in Instrument No. 20041207-0145662, 20060512-0055867, 20071002-0117293 and 20090814-0076610, in the said Register's Office.

Conveyance to United States of America of record in Book 4118, Page 694 and Book 4228, Page 635, in the said Register's Office.

Order to TVA of record in Book 4273, Page 280, in the said Register's Office.

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

This is improved property located at 536 Wolfeboro Lane Nashville TN 37221

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 10th day of April, 2020.

Thuy Kim Tracy

Thomas Gerald Tracy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thuy Kim Tracy and Thomas Gerald Tracy, 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 10th day of April, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21