WARRANTY DEED

Karen Johnson Davidson County
Batch# 404049 DEEDWARR
05/21/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20200521-0052729

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00
*$555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/22

(AFFIX SEAL)

ZITLALI MEJIA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittani Roberts	**Brittani Roberts**	**172 12 0B 064.00**
(NAME)	(NAME)	
4840 Redcastle Ridge	**4840 Redcastle Ridge**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Frank Avila and wife, Laura Avila**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brittani Roberts, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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. 64, on the plan of Cluster Lot Development, Winfield Park, Phase 2, Section 1, Revision 1, of record in Instrument 20010313-0024106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank Avila and wife, Laura Avila by Warranty Deed dated 12/29/2009 from Michael A. Gustafson and wife, Jill Gustafson of record in Instrument 200912310118951, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Laura Avila by Quit Claim Deed dated 12/29/2009 from Frank Avila of record in Instrument 201001130003186, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters as set forth per plat of record in Instrument 200008040077802, as revised in Instrument 200103130024106, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 11113, Page 691, (3) Resolution Establishing Architectural Review Committee of record in Instrument 201602110013422, (4) Easement Agreement of record in Book 11124, Page 852, (5) Easement of record in Book 11628, Page 204, (6) Stormwater Detention Agreement of record in Book 11744, Page 254, (7) Quitclaim Deed to the Homeowner's Association of record in Instrument 200205150059529, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4840 Redcastle Ridge, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 12th day of May, 2020.

Frank Avila

Laura Avila

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Avila and Laura Avila, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of May, 2020.

Notary Public:
My Commission Expires: February 26, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY