Karen Johnson Davidson County
Batch# 450387 DEEDWARR
08/05/2020 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200805-0086744

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200527329**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2020. Notary Public My Commission Expires: 11/22/23

WARRANTY DEED

Address New Owner: Carmen Maria Del Valle and Terrence Lee Philpot 1612 Berrywood Rd Nashville TN 37216-3419	Send Tax Bills To: New Owners	Tax Information: Tax Parcel ID No. 072-08-0-093.00

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, **Rachel Drehmann, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmen Maria Del Valle and Terrence Lee Philpot, wife and husband**, ("Grantees"), their 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. 2 on the Plan of Section 2, Geneiva Heights of record in Plat Book 2854, Page 106, 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 Rachel Drehmann, a single woman by Warranty deed from Michael Lohmann and Tsianina Lohmann, husband and wife of record in Instrument No. 20180723-0071251 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 23, 2018.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Rachel Drehmann, which Power of Attorney is recorded in Instrument No. _____202008050086743_____, in said Register's office.

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 Book 2854, Page 106, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3098, Page 359, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Sanitary Sewer Easement of record in Book 4044, Page 585, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1612 Berrywood Rd Nashville TN 37216-3419

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 30th day of July, 2020.

Rachel Drehmann by James Alexander as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rachel Drehmann and that he is authorized by Rachel Drehmann to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th day of July, 2020.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
DECEMBER 15, 2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

