Karen Johnson Davidson County
Batch# 455529 DEEDWARR
08/12/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200812-0090319

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-21-22
(AFFIX SEAL)

Tanya R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-KW-20-549

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Scott Schlarb and Margaret Schlarb** | Quicken Loans | |
| (NAME) **549 Cold Stream Place** | (NAME) 1050 Woodward Avenue | **155-07-0A-047.00-CO** |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) Detroit, MI 48226 | |
| (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 consideration, the receipt of which is hereby acknowledged, **ALFREDO CAMBRONERO AND WIFE, GINETTE CAMBRONERO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT SCHLARB AND MARGARET SCHLARB, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 58 on the Plan of Revision No. 1, Final Plat of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green) of record in Plat Book 9700, Page 784, a revision of Plat Book 9700, Page 390, 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 Alfredo Cambronero and wife, Ginette Cambronero by Warranty deed from Ronald Servidio and wife, Tanya A. Servidio of record in Instrument No. 20020212-0018453 Register's Office for Davidson County, Tennessee, dated February 08, 2002 and recorded on February 12, 2002.

This conveyance is subject to:
- 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 9700, Page 390, revised in Plat Book 9700, Page 784 and Instrument No. 20010911-0098419, 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 Book 9472, Page 824, as amended in Book 10425, Page 93, Book 11249, Page 763, Book 11356, Page 662, and Assignment in Instrument No. 20040524-0060854, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Poplar Creek Estates Homeowners' Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Poplar Creek Estates Homeowners' Association of record in Instrument Number 20011017-0113305 and Instrument Number 20030513-0064544, in the Register's Office for Davidson County, Tennessee.
- Sewer line easement of record in Book 6613, Page 533, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4817, Page 784, in the Register's Office for Davidson County, Tennessee.
- Charter of Highlands of Allens Green Homeowners Association, Inc. of record in Book 10480, Page 807, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **549 Cold Stream Place, Nashville, Tennessee 37221**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 11 DAY OF AUGUST, 2020.

Alfredo Cambronero

Ginette Cambronero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFREDO CAMBRONERO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINETTE CAMBRONERO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, Jennifer Pennell, 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 Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022