Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 470777 **DEEDWARR**
09/04/2020 10:19:57 AM 2 pgs
Fees: $13.00 Taxes: $1,475.93

20200904-0101228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7562RG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amy Marie Lindberg and Hector Gerardo D'Armas Garnica		181-01-0B-052.00-CO
7283 Sugarloaf Drive		
Nashville, TN 37211		

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,

IVY TSOU, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HECTOR GERARDO D'ARMAS GARNICA, UNMARRIED AND AMY MARIE LINDBERG, UNMARRIED, AS JOINT TENATS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 135 on the Plan of Section Two Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040622-0073636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compiete description of the property.

Being the same property conveyed to Dana M. Becker, a married woman by Warranty deed from Luke Jay Huber, unmarried of record in Instrument No. 20160226-0018622 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 26, 2016. (Value of consideration shown in aforementioned deed $287,000.00.)

Being the same property conveyed to Ivy Tsou, an unmarried woman by Warranty deed from Dana M. Becker, a married woman of record in Instrument No. 20190607-0054935 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 7283 Sugarloaf Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 1st day of September, 2020.

Witness my hand on the 1st day of September, 2020.

Ivy Tsou

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, IVY TSOU, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of September, 2020.

Notary Public

My Commission Expires: 12/15/2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: DECEMBER 15, 2021

File #: 20-7562RG

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027