Karen Johnson Davidson County
Batch# 487990 DEEDWARR
10/02/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20201002-0114067

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9/2/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0750

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO (S)
Amanda J. Nevarez and Dakota J. Nevarez, wife and husband	LoanDepot.com, LLC	Map: 17600000100
(NAME) 4160 Maxwell Road	(NAME) 26642 Towne Centre Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Foothill Ranch CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHAD M. GREEN AND WIFE, REBECCA MARIE GREEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA J. NEVAREZ AND DAKOTA J. NEVAREZ, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 2nd Civil District of Davidson County, Tennessee and being described as follows:

Beginning at a point in the Northerly margin of Maxwell Road, said point being 346 feet East of the Southeast corner of Lot No. 7, as shown on the Plan of Stewart's Subdivision, unrecorded; thence North 1° 26' East 341 feet to a point; thence South 87° 25' East 115.3 feet to a point; thence South 8° 24' East 209.3 feet to a point; thence South 2° 19' West 138.6 feet to a point in the Northerly margin of Maxwell Road; said point being on a curve having a radius of 1407.4 feet; thence Northwestwardly with the Northerly margin of Maxwell Road and with said curve, 72.8 feet to P.C. of said curve; said P.C. being stationed 33 + 99.73 as shown on the Davidson County Highway Plans of Maxwell Road; thence North 85° 01' West 77.2 feet to the point of beginning, containing 1.11 acres more or less.

Being the same property conveyed to Chad M. Green and Rebecca Marie Green, married , by deed from Yessenia Lendos, a married woman, of record in Instrument No. 20160801-0079041, dated July 27, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees.

unimproved ☐
This is improved ☒ property, known as 4160 Maxwell Road, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 30th day of September, 2020.

Chad M. Green

Rebecca Marie Green

Rebecca Marie Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of September, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

