WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3208755

Return to:

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 950,000.00.

Affiant

Subscribed and sworn to me, this the 5 day of MARCH, ~~2019.~~ 2020.

Notary Public

My commission expires: 1-8-24

Property Address:
505 Belgrave Pike
Nashville, TN 37215

Parcel ID:
117-13-0B-026.00-CO

Property owner:
Paul D. Garnett & Donna G. Lane
505 Belgrave Park
Nashville, TN 37215

Mail tax bills to:
OWNER

Karen Johnson Davidson County
Batch# 590604 DEEDWARR
03/12/2021 09:15:51 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20210312-0032791

THIS INDENTURE is made effective the 5th day of March, 2021, by **Ruben E. Rodriguez Hernandez and Laura L. Tamez Salinas, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Paul D. Garnett and Donna G. Lane, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 505 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Plat Book 6250, Page(s) 419 through 421, inclusive, amended in Book 6771, Page 683 and in Book 6800, Page 164 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 Ruben E. Rodriguez Hernandez and Laura L. Tamez Salinas, husband and wife by Warranty deed from Joyce M. Belton, an unmarried woman of record in Instrument No. 20181001-0096766 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018. (Value of consideration shown in aforementioned deed $825,000.00.) Being also known as 505 Belgrave Pike Nashville, Tennessee 37215

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 419 through 421, as amended in Book 6771, Page 683, and corrected by Surveyors Certificate of Correction in Book 6800, Page 164; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6537, Page 303; Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford with By-Laws of Abbottsford Homeowners Association, Inc., appended thereto, of record in Book 8106, Page 1, as amended in Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument No. 20010330-0030930; Instrument No. 20010502-0045152; Instrument No. 20010514-0049648; Instrument No. 20131218-0127945; Instrument No. 20131218-0127946, Instrument No. 20131218-0127949; Instrument No. 20150511-0042928, Instrument No. 20160523-0051266, Instrument No. 20160523-0051264 and Instrument No. 20160523-0051265; Charter of Abbottsford Homeowner's Association of record in Book 6548, Page 213; Abbottsford Homeowners Association, Inc., Parking Rules of record in Instrument Number 20140307-0019563; Abbottsford Homeowners Association, Inc., Leasing Rules of record in Instrument Number 20140408-0029142; Quit Claim Deed for common areas to Abbottsford Homeowner's Association of record in Book 7175, Page 761; Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6555, Page 328; Easement(s) of record in Book 1037, Page 572 and Book 1286, Page 690; Restrictive Covenants and Reciprocal Easements of record in Book 6478, Page 177 and amended in Book 6530, Page 242; Subject to rights of others in and to the common areas and/or elements, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2021, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Ruben E. Rodriguez Hernandez

Laura L. Tamez Salinas

STATE OF TN)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ruben E. Rodriguez Hernandez**, 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 SEAL AT OFFICE, in DAVIDSON County, this the 10 day of FEB, 2021.

NOTARY PUBLIC

My Commission Expires: 3-7-23

ROBERT A. MULLINS STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 7, 2023 DAVIDSON COUNTY

STATE OF TN)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Laura L. Tamez Salinas**, 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 SEAL AT OFFICE, in DAVIDSON County, this the 10 day of FEB, 2021.

NOTARY PUBLIC

My Commission Expires: 3-7-23

ROBERT A. MULLINS STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 7, 2023 DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.