Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Ernesto M Loera
Affiant

Subscribed and sworn to before me this 7th day of May, 2021.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 632670 DEEDWARR
05/10/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210510-0062655

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ernesto M. Loera and Christin R. Loera 4328 Barnes Cove Drive Nashville, TN 37211	United Wholesale Mortgage 585 South Boulevard East Pontiac, MI 48341-3163	173-09-0A-793-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Diane Judson, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ernesto M. Loera and Christin R. Loera, husband and wife** 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:

> Being Lot No. 762 on the Plan of Section Two of Phase Eight Lenox Village of record in Plat at Instrument No. 20070413-0044640, 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 Diane Judson, a single woman, by deed from Kyle Andrew Sparks, unmarried, of record in Instrument No. 20160601-0054808, Register's Office for Davidson County, Tennessee, and dated May 18, 2016.

This conveyance is made subject to the following:

1. Charter of record in Instrument No. 20010412-0045831 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Instrument No. 20020315-0032826, 20021226-0158458,

20060321-0032383, 20020315-0032825, 20021226-0158459, and 20060321-0032382 Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer, Storm Drainage, and Water Mains of record in Instrument No. 20010918-0100850 and 20010918-0100852 Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and 20051213-0149579 Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easements of record in Instrument No. 20010918-0100849 and 20010918-0100851 Register's Office for Davidson County, Tennessee.

6. All matters appearing on the plan of Lenox Village of record in Instrument No. 20070413-0044640 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 4328 Barnes Cove 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of May, 2021.

Diane Judson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of May, 2021, before me personally appeared Diane Judson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 25th day of March, 2021.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY