Karen Johnson Davidson County
Batch# 643864 DEEDWARR
05/25/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20210525-0070804

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy Lee McCown	Better Mortgage Corporation	
(NAME)	(NAME)	
2716A Mailan Drive	2704 ALT 19 North	073130E00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Palm Harbor, FL 34683	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Felipe Lopez Cervantes, a married man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristy Lee McCown, a single woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. A on the Plan of 2716 Mailan Drive Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2716 Mailan Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151229-0130314, Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 2716 Mailan Drive Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20151229-0130314, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Felipe Lopez Cervantes by Quitclaim deed from Amado Ariel Valey Vasquez and husband, Felipe Lopez Cervantes of record in Instrument No. 20210205-0017008 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on February 05, 2021.

Being the same property conveyed to Amado Ariel Valey Vasquez and husband, Felipe Lopez Cervantes by Warranty deed from McMan Investments, GP, a Tennessee general partnership of record in Instrument No. 20170606-0056367 Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded on June 06, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151229-0130314. 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 Easement of record in Book 2019, Page 63 **and all other matters of record, including all items set out on any applicable plat of record.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151229-0130314. 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 Easement of record in Book 2019, Page 63 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2716A Mailan Dr. Nashville, TN 37206
(House Number) (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 my hand this 17th ND 20th day of May, 2021.

FELIPE LOPEZ CERVANTES
Felipe Lopez Cervantes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Felipe Lopez Cervantes**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2021.

Nichole Dowling
Notary Public

My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

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

