THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434718** Karen Johnson Davidson County Batch# 645093 DEEDWARR 05/27/2021 08:36:30 AM 3 pgs Fees: $18.00 Taxes: $1,095.20 20210527-0071691	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $296,000.00. Affiant Subscribed and sworn to before me, this ~~24th~~ 26th day of May, 2021. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Marcos Vazquez Lopez and Maria del Rosario Jimenez Rios 250 Grovedale Trace Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164-07-0A-075.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann McCain Odom n/k/a Ann McCain Lillard, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcos Vazquez Lopez and his wife, Maria del Rosario Jimenez Rios**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Final Plat, Section One, Harvest Grove (formerly Tillman) "Cluster Lot Subdivision", a Planned Unit Development, of record in Plat at Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, 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 Ann McCain Odom, a single person by Warranty deed from Ole South Properties, Inc, A Tennessee Corporation of record in Instrument No. 20150923-0096661 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 23, 2015.

Adam Christopher Lillard joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Ann McCain Lillard.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060726-0090037, amended Instrument No. 20061116-0142300, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060628-0077382, Register's Office for Davidson County, Tennessee, 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

Charter of HOA of record in Instrument Number 20060519-0059378 , in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20070220-0020794, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20060707-0081730, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20040707-0080492, in the Register's Office for Davidson County, Tennessee.

Release of Public Utility Easement of record in Instrument Number 20070306-0027599, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 250 Grovedale Trace Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of May, 2021.

Ann McCain Lillard

Adam Christopher Lillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann McCain Lillard and Adam Christopher Lillard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY