Karen Johnson Davidson County
Batch# 647285 DEEDWARR
06/01/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $872.83
20210601-0073371

WARRANTY DEED

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00

Santos Glain Lugo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Santos G Lugo	American Neighborhood Mortgage Acceptance Company LLC	011 00 0 187.00
(NAME)	(NAME)	
2840 Greer Road	700 East Gate Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Michael D. Chapman and Mary R. Chapman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Santos G Lugo, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows:

Being Lot No. 4 on the Plan of Hunters Ridge Subdivision, Section 2, of record in Plat Book 9700, Page 877, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Michael D. Chapman and wife, Mary R. Chapman by Warranty Deed from William Eugene Key and wife, Lana M. Key, dated 04/09/2007 and recorded 04/10/2007, of record in Instrument 200704100042466, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2840 Greer Road, Goodlettsville, TN 37072
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of May, 2021.

Michael D. Chapman

Mary R. Chapman

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Chapman and Mary R. Chapman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of May, 2021.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

