Karen Johnson Davidson County
Batch# 648978 DEEDWARR
06/03/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20210603-0074507

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$254,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **1ST** DAY OF **JUNE, 2021.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **ARMANDO ENRIQUE CHAVEZ HERNANDEZ** | **FIRST COMMUNITY MORTGAGE, INC.** | **162-10-0-204.00** |
| (NAME) **413 BROOK VIEW ESTATES DRIVE** | (NAME) **262 ROBERT ROSE DR., SUITE 200** | |
| (ADDRESS) **ANTIOCH, TN 37013** | (ADDRESS) **MURFREESBORO, TN 37129** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LYNN H. CAWTHORNE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ARMANDO ENRIQUE CHAVEZ HERNANDEZ, AN UNMARRIED MAN,** 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 Lot No. 6 on the Plan of a resubdivision of Lots 5 through 9, Bell Heights, as of record in Book 5210, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wylie Properties, LLC, a Tennessee Limited Liability Company, by deed from Stephen H. Arnold and Mary Haven Arnold, by deed dated January 24, 2005, of record in Instrument No. 20050124-008730, said Register's Office. Further being part of the same property conveyed to Lynn H. Cawthorne from Wylie Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated April 27, 2009, of record in Instrument No. 20090625-0059179, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

This conveyance is subject to matters shown on the Plan of record in Plat Book 5210, Page 70; Easement of record in Book 5020, Page 744; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **413 BROOK VIEW ESTATES DRIVE, ANTIOCH, TN 37013**
(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 1st day of June, 2021.

**LYNN H. CAWTHORNE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 1st day of June, 2021.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM