When recorded, return to:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212
File Number: 21,2142

Karen Johnson Davidson County
Batch# 673312 DEEDWARR
07/08/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210708-0092101

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12705-RL-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public
My Commission Expires: 11.8.21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patricia Pena and Luis Pena 1000 Loxley Drive Nashville, TN 37211	Patricia Pena and Luis Pena 1000 Loxley Drive Nashville, TN 37211	173 09 0A 322.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Barbara C. Suttles, a single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Patricia Pena and Luis Pena, a married couple, hereinafter called the Grantee(s), his/her/their 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. 258 on the Plan of Phase Four Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 Barbara C. Suttles, a Single Woman by Warranty Deed from Amanda Patterson Humphres, a Married Woman of record in Instrument No. 20191028-0110284 in the Register's Office of Davidson County, Tennessee, Dated October 25, 2019 and recorded on October 28, 2019.

Being the same property conveyed to Amanda Lee Patterson, an unmarried Woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050505-0050885 in the Register's Office of Davidson County, Tennessee, Dated March 30, 2005 and recorded on May 05, 2005.

This is improved property located at: **1000 Loxley Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2021.

GRANTOR:

Barbara C. Suttles

Barbara C. Suttles

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara C. Suttles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7.1.2021 (date of document).

Connie Taylor
Affiant Signature

7.1.2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY PUBLIC

