Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

***This instrument prepared by***:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3238733

***Return to:***

Karen Johnson Davidson County
Batch# 674806 **DEEDWARR**
07/12/2021 10:47:43 AM 3 pgs
Fees: $18.00 Taxes: $2,044.25

20210712-0093229

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 552,500.00.

M Spitzmaeger
Affiant

Subscribed and sworn to me, this the 9th day of July, 2021.

Notary Public

My commission expires:

KAREN J ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

**Property Address**:
5014 Manuel Drive
Nashville, TN 37211

**Parcel ID**:
146-12-0-087.00

**Property owner**:
Anna G. Rasmussen
5014 Manuel Dr.
Nashville, TN 37211

**Mail tax bills to:**
New owner

**THIS INDENTURE** is made effective the 9th day of July, 2021 by **Sergio Uribe and Rebecca Uribe,** First Parties, for the purpose of conveying the premises described herein to Anna G. Rasmussen, a single person, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**W I T N E S S E T H:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for Davidson County, Tennessee. Said Lot No. 27 fronts 85 feet on the Easterly side of Manuel Drive and extends back 207.6 feet on the Southerly side and 206.4 feet on the Northerly line to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Joseph Merriman and Amanda Merriman, husband and wife by Warranty deed from Donald P. Sumner of record in Instrument No. 20160404-0031885 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 04, 2016. (Value of consideration shown in aforementioned deed $370,000.00.)

Being the same property conveyed to Sergio Uribe and Rebecca Uribe, husband and wife by Warranty deed from Joseph Merriman and Amanda Merriman of record in Instrument No. 20190501-0040288 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on May 01, 2019. (Value of consideration shown in aforementioned deed $405,900.00.) Being also known as 5014 Manuel Drive Nashville, Tennessee 37211.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 99; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2491, Page 278, 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 and Subject to rights of others in and to the common areas and/or elements in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WH*EREOF***, *the said First Party have hereunder set their hand and seal the day and year first above written.*

**Sergio Uribe**

**Rebecca Uribe**

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 bargainor, **Sergio Uribe**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 20th day of May, 2021.

Karen R. Campbell
NOTARY PUBLIC

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 bargainor, **Rebecca Uribe**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 20th day of May, 2021.

Karen R. Campbell
NOTARY PUBLIC

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.