Karen Johnson Davidson County
Batch# 686592 DEEDWARR
07/29/2021 02:13:07 PM 2 pgs
Fees: $13.00 Taxes: $1,362.25
20210729-0102316

ADDRESS NEW OWNER: Nicole R. Markowitz
Edgar C. Ibarra
2109 Blake Dr
Antioch, TN 37013

SEND TAX BILL TO: Loan Depot.com LLC
4800 N. Scottsdale Rd Ste 3800
Scottsdale AZ 85251

MAP-PARCEL NOS. 173110A03200CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 0 VRES 21 2109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Josh Mason and Katherine Mason, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Edgar Canek Ibarra and Nicole R. Markowitz, Both unmarried as joint tenants with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Stanford Village Section One of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for said County, to which Plan reference is made for a complete description of said property.

Being the same property conveyed to Josh Mason and Katherine Mason, husband and wife, from Phillip B. Davis, unmarried, by Warranty Deed recorded on May 11, 2016, in Instrument No. 20160519-0050456, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2109 Blake Dr, Antioch, TN 37013.

SAID PROPERTY IS BEING CONVEYED "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Section One, Stanford Village of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee.(3) Easement for Gulf Interstate Gas Transmission Line of record in Book 2590, page 545 and in Book 11208, Page 14, Register's Office for Davidson County, Tennessee.(4) Right of Way Deeds to Davidson County, Tennessee of record in Book 2739, page 637 and Book 2740, page 181, Register's Office for Davidson County, Tennessee.(5) Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4218, page 425 and Book 4229, page 43, Register's Office for Davidson County, Tennessee.(6) Agreement for Dedication of Easement for Sewer and/or Storm Drainage of record in Book 9466, page 794 and in Book 11517, Page 992, Register's Office for Davidson County, Tennessee.(7)Amended and Restated Declaration of Restrictive Covenants for Stanford Village of record in Instrument No. 20000228-0019107, as Amended in Instrument No. 20000301-0020280; Supplemented in Instrument No. 20010319-0026310; Instrument No. 20000203-0011283; and Instrument No. 20020123-0009420; and Second Amendment in Instrument No. 20041108-0134204; Register's Office for Davidson County, Tennessee.(8) By-Laws of Stanford Village Homeowners Association, Inc. of record in Instrument No. 20000217-0016311, Register's Office for Davidson County, Tennessee.(9) Right of Way Easement of record in Book 11263, page 503, Register's Office for Davidson County, Tennessee.(10) Agreement regarding use of property for Flood Plain Calculations of record in Book 11493, page 254, Register's Office for Davidson County, Tennessee.(11) Charter of Stanford Village Homeowners Association, Inc. of record in Instrument No. 20000217-0016310, Register's Office for Davidson County, Tennessee.(12) Easement to Bellsouth of record in Instrument No. 20010329-0030191, said Register's Office.(13) Easement for Ingress-Egress of record in Book 11263, Page 506 and Book 11263, Page 521, said Register's Office.(14) Conveyance of Common Areas of record in Instrument No. 20040422-0014791 and in Instrument No. 20040422-0045791, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of July 2021.

Josh Mason

Katherine Mason

Katherine Mason

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 **Josh Mason and Katherine Mason, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of July 2021.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $368,175.00.

Affiant

Subscribed and sworn before me this 27th day of July 2021.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

File No. 2107-160