BOX 10-A (2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 689716 **DEEDWARR**
08/04/2021 10:16:19 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210804-0104662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF August 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aldo Lazaro Lopez	New Owner	
(NAME)	(NAME)	
431 Brewer Dr.		161 08 0 017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BARBARA J. NEWELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALDO LAZARO LOPEZ, MARRIED,** HEREINAFTER CALLED THE GRANTEES, 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. 7 on the Map of Kingswood Park Subdivision, as of record in Book 2900, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 116 feet on the Southerly margin of Brewer Drive and extends back 315.6 feet on the Westerly line and 286.2 feet on the Easterly line to a line in the rear measuring 158 feet thereon.

Being the same property conveyed to Ervin N. Lair and Wife, Barbara J. Lair, by Warranty Deed from Bernice S. Dyer and Wife, Mary E. Dyer, of record in Book 4380, Page 567, in the Register's Office of Davidson County, Tennessee, dated November 17, 1969 and recorded on November 19, 1969.

Being the same property conveyed to Barbara J. Lair, by Quitclaim Deed from Ervin N. Lair, of record in Book 5661, Page 44, in the Register's Office of Davidson County, Tennessee, dated September 30, 1980 and recorded on October 07, 1980. Barbara J. Lair is nka Barbara J. Newell.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 431 Brewer Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 3rd day of August, 2021

Barbara J. Newell By:
Debra J. Richardson,
Attorney In Fact

BARBARA J. NEWELL, BY: DEBRA J. RICHARDSON,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of July, 2021, before me personally appeared Debra J. Richardson, to me known to be the person who executed the foregoing instrument on behalf of Barbara J. Newell and acknowledged that she executed the same as the free act and deed of Barbara J. Newell.

Witness my hand and official seal this 3rd day of August, 2021.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public