Karen Johnson Davidson County
Batch# 691828 DEEDWARR
08/06/2021 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210806-0106041

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210635734

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires: 09 | 02 | 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Luis Echeverria	BANK OF AMERICA	Tax Parcel ID No.
7700 Rookwood Court	4500 AMON CARTER BLVD.	087-02-0A-013.00-CO
Mount Juliet TN 37122	FORT WORTH, TX 76155	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Andrew Pearson and Rachel Marie Pearson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luis M. Echeverria and Margoth M. Echeverria, Trustees of the Luis M. Echeverria and Margoth M. Echeverria Revocable Trust dated May 6, 2001**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Wilson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Final Plat of Cobblestone Landing, Phase I of record in Plat at Instrument No. 20050822-0099471, 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 David Andrew Pearson and Rachel Marie Lynn Pearson, husband and wife by Warranty deed from James R. Ray, II and Stacey A. Ray, husband and wife of record in Instrument No. 20170807-0080188 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 07, 2017.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for David Andrew Pearson which Power of Attorney is recorded in Instrument Number ___202108060106039____, and also by the signature of Abby Benson as Attorney-in-Fact for Rachel Marie Pearson which Power of Attorney is recorded in Instrument Number _____202108060106040__, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record as Instrument Number 20050822-0099471, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Cobblestone Landing Subdivision with Charter and By-Laws of Cobblestone Landing Homeowners Association, Inc. appended thereto, of record in Instrument Number 20050829-0103476, Instrument Number 20101005-0079535, Instrument Number 20101029-0086759, Instrument No. 20150409-0031383, Instrument No. 20160413-0035478 and Instrument No. 20160413-0035479, 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.

Amendment to By-Laws of Cobblestone Landing Homeowners' Association, Inc. of record in Instrument Number 20160413-0035480, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 11476, Page (s) 223 and 435 and Book 8190, Page 75, in the Register's Office for Davidson County, Tennessee.

Restrictions, Reservations and Easements of record in Book 6286, Page 272, and Book 7408, Pages 402 and 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Stormwater Detention Agreement of record in Instrument Number 20031106-0163210, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers/Storm Drainage/Water Mains Pumps and Appurtenances of record in Instrument Number 20051006-0120859, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7700 Rookwood Court Mount Juliet TN 37122

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of July, 2021.

David Andrew Pearson by

David Andrew Pearson by Abby Benson
as Attorney-in-Fact as attorney in fact

Rachel Marie Pearson by

Rachel Marie Pearson by Abby Benson
as Attorney-in-Fact as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David Andrew Pearson and that she is authorized by David Andrew Person to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of July, 2021.

Notary Public My Commission Expires:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires March 13, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Rachel Marie Pearson and that she is authorized by Rachel Marie Person to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of July, 2021.

Notary Public My Commission Expires:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires March 13, 2022

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/05/2021 (date ~~of document~~).

Affiant Signature

08/05/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025