Karen Johnson Davidson County
Batch# 705816 DEEDWARR
08/27/2021 10:59:25 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10
20210827-0115930

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2021

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$293,000.00**

Subscribed and sworn to before me this 25 day of August, 2021.

**Notary Public** **Affiant**

My Commission Expires: _____

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Bethany & Dionte Chavez**<br>**3144 Crosswood Drive**<br>**Nashville, Tennessee 37214** | New Owner | **096-11-0-016.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SARA NICOLETTA BOGACH, unmarried**, has this day bargained and sold, and does hereby transfer and convey unto the said **BETHANY CHAVEZ and DIONTE CHAVEZ, wife and husband,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 533, as shown on the map entitled the Plan of Cloverhill, Section No. VIII, of record in Plat Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SARA NICOLETTA BOGACH, A SINGLE PERSON, by deed from DAWN M. MINK AND DAVE GLEASON, WIFE AND HUSBAND, of record as Instrument No. 20180904-0087290, dated August 30, 2018, said Register's Office.

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YC-21 3144

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 25 day of August, 2021.

**SARA NICOLETTA BOGACH**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **SARA NICOLETTA BOGACH**, the within named bargainor, 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.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25 day of August, 2021.




NOTARY PUBLIC

My Commission Expires: 1/25/22