Karen Johnson Davidson County
Batch# 707174 DEEDWARR
08/30/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20210830-0116821

Tax Liability & Owner:
Sara L. Lambert
Martha L. Lambert
5170 Hickory Hollow Parkway
Unit 501
Antioch, Tennessee 37013

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Map 163 , Group 5, Ctrl Map B, Parcel 134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ISMAEL CHAVEZ, unmarried, have bargained and sold and by these presents do hereby transfer and convey unto SARA L. LAMBERT and MARTHA L. LAMBERT, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 134, on the plan of a horizontal property regime (private element), Phase III, Mill Park (formerly Hickory Hollow Townhomes), as shown on plat of record in Instrument No. 200210150126630, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> And being the same property conveyed to Ismael Chavez by Warranty Deed from George R. Pace, and Whitney Pace, husband and wife, dated January 17, 2020 and recorded on January 24, 2020 at 1:59 P.M. as Instrument Number 20200124-0008965, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat for Horizontal Property Regime (Private Element) Phase III Mill Park, of record as Instrument Number 20021015-0126630; survey plat of record in Book 9700, page 538-539; and Covenants, conditions, easements and restrictions of record in Book 10719, page 425, and Amendment of record in Book 11167, page 757; Homeowners Association Charter of record in Book 10719, page 419; Amendment to By Laws of Mill Park Homeowners Association, Inc. of record in Book 11167, page 759; Easement to Bellsouth of record in Book 11378, page 991; all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SARA L. LAMBERT and MARTHA L. LAMBERT, their heirs and assigns, forever.

AND I DO COVENANT with SARA L. LAMBERT and MARTHA L. LAMBERT, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to SARA L. LAMBERT and MARTHA L. LAMBERT, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 27th day of August, 2021.

Ismael Chavez

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named ISMAEL CHAVEZ, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2021.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $158,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 27th day of August, 2021.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

I, Shawn C. Trail, 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 August 27, 2021.

08-27-21
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 27h day of August, 2021.

Jessica Fletcher
Notary Public

My Commission Expires: March 13, 2024

