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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210836877** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $420,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of September, 2021.<br><br>Notary Public<br>My Commission Expires: 11.8.21 |

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Karen Johnson Davidson County
Batch# 711247 DEEDWARR
09/08/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210908-0119975

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Anna Meredith Boozer<br>1600 Brockton Lane<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>141-05-0A-645.00 CO |

**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, **Henrique Tourinho Gomes Filho, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna Meredith Boozer, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 645, as shown on the map entitled Final Plat, Avondale, Phase 3, Section 1, of record as Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HENRIQUE TOURINHO GOMES FILHO, by deed from DANIEL MORGAN AND LAURA MORGAN, of record as Instrument No. 20200402-0035406 , dated March 31, 2020 , 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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 141-05-0A-645.00 CO.

Matters shown on the Plan of record as Instrument No. 20140728-0066971, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20081203-0117452, and amended as Instrument Nos. 20090331-0028791, 20101223-0102254, and 20190313-0023161, said Register's Office.

Easement(s) of record in Book 4118, page 694, Book 4228, page 635, Book 4273, page 280, Book 10748, page 876, said Register's Office.

Transmission Line Easement of record in Book 4193, page 903, and as Instrument No. 20060110-0003857, said Register's Office.

Water Line Easement of record in Book 5738, page 819, and in Book 5738, page 832, said Register's Office.

Sewer Line Easement of record in Book 7601, page 400, said Register's Office.

Access Easement Agreement of record as Instrument No. 20041207-0145662, said Register's Office.
Agreement for Dedication of Public Utility Easement of record as Instrument No. 20080701-0067905 , said Register's Office.

Ingress/Egress Easement of record as Instrument No. 20080701-0067906 , said Register's Office.

Right-of-Way Easement of record as Instrument No. 20140722-0064838, said Register's Office.
Inspection & Maintenance Agreement of record as Instrument No. 20141202-0110280 , said Register's Office.

This is improved property located at 1600 Brockton Lane Nashville TN 37221

**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 2nd day of September, 2021.

Henrique Tourinho Gomes Filho

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henrique Tourinho Gomes Filho, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 9/2/21 (date of document).

Connie Taylor
Affiant Signature

9/2/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

