WARRANTY DEED

Karen Johnson Davidson County
Batch# 718496 DEEDWARR
09/17/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210917-0125005

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mason Vogel and Kiley Coppock	Castle & Cooke Mortgage, LLC	Parcel ID: 096-05-0-113.00-000
(NAME) 2824 Colonial Circle	(NAME) 13751 South Wadsworth Park Drive, Suite 101	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Danny Da Silva and Stephanie Da Silva, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mason Vogel and Kiley Coppock**, 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. 18 on the Plan of Colonial Village of record in Plat Book 1424, Page 58, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Danny Da Silva and Stephanie Da Silva, husband and wife, by Warranty Deed from Tara G. Leurs and Jeffrey S. Leurs, wife and husband dated February 27, 2019 recorded February 28, 2019, of record as Instrument No. 20190228-0018165 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2824 Colonial Circle, Nashville, TN 37214

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 our hands this 9 day of Sep, 2021

Danny Da Silva

Stephanie Da Silva

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Danny Da Silva and Stephanie Da Silva, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Christie Daniels, 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 September 9, 2021.

Date

Christie Daniels

Affiant Signature

September 15, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY