WARRANTY DEED

File #21374

Karen Johnson Davidson County
Batch# 720375 **DEEDWARR**
09/21/2021 09:44:19 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210921-0126520

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Warren Brent, Jr.	NEW OWNER	-149-07-0C-042.00-CO
(NAME)	(NAME)	
9730 Amethyst Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory L. Fernandez and Robin Fernandez, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Warren Brent, Jr., a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 42 on the Final Plat, Highlands of Chelsea Village, Section Two, as shown by Plat Appearing of record in Instrument No. 20050615-0068393, Corrected in Instrument No. 20051031-0131297 and 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Being the same property conveyed to Gregory L. Fernandez and Robin Fernandez, married by Warranty deed from Greenvale Construction LLC, a Tennessee limited liability company of record in Instrument No. 20070103-0001090 Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on January 03, 2007.

This property is not the homestead or current residence of the grantor or his spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3285 Clapham Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 17th day of September, 2021.

Gregory L. Fernandez

Robin Fernandez

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Gregory L. Fernandez and Robin Fernandez, married**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2021.

My commission expires: 08-28-2024

Notary Public

S102

Monica Lynn Serna
COMM. # 2332666
NOTARY PUBLIC CALIFORNIA
Riverside County
My Commission Expires
August 28, 2024

S102

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027