Karen Johnson Davidson County
Batch# 728274 DEEDWARR
10/01/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20211001-0132071

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736323

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $294,900.00.

Laura Desmond
Affiant

Subscribed and sworn to before me, this 3rd day of September, 2021.

Notary Public
My Commission Expires: 4/17/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TEYKIA E DEVEAUX AND DENNIS DEVEAUX 3138 Fyffe Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 173 09 0A 747.00

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, **Johnathan Wadham and Amber Oputa now known as Amber Wadham, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TEYKIA E DEVEAUX AND DENNIS DEVEAUX, WIFE AND HUSBAND**, ("Grantees"), its 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 No. 630 on the Plan of Section Two of Phase Eight Lenox Village of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnathan Wadham and Amber Oputa, as tenants in common with right of survivorship, by Warranty Deed from Srdjan Puhalo, a single man, of record in Instrument No. 20190603-0052182, in the Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 03, 2019. Amber Oputa, having since married and is now known as Amber Wadham.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two of Phase Eight Lenox Village, as recorded in Plat Instrument No. 20070413-0044640.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as Supplemental Declaration in Instrument No. 20021226-0158458, Instrument No. 20050324-0032209 and Instrument No. 20060321-0032383.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, as Supplemental Master Deed Restrictions in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852.

Easement recorded in Instrument No. 20130916-0097049.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579.

This is improved property located at 3138 Fyffe Lane Nashville TN 37211

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 3rd day of September, 2021.

Johnathan Wadham

Amber Oputa now known as Amber Wadham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnathan Wadham and Amber Oputa now known as Amber Wadham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2022

Tennessee Certification of Electronic Document

I, Milissa Lowe, 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 9/3/21 (date of document).

Affiant Signature

9/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2021.

Notary's Signature

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL