Karen Johnson Davidson County
Batch# 748021 DEEDWARR
11/02/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20211102-0146795

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024

(AFFIX SEAL)

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-03159

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erik G. Jimenez and Brittany M. Brewer, husband and wife, 3108 Cloverwood Dr Nashville, TN 37214	New owners	096-10-0-277.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Constantin Gheorghe, a married man and Marin George, a married man as tenants in common,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erik G. Jimenez and Brittany M. Brewer, husband and wife,** hereinafter called the Grantees, their successors 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. 565 on the Plan of Cloverhill, Section No. VIII of record in Plat Book 2331, Page (s) 10 and 11, 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 Royce E. Yates, Jr. and wife, Theresa Yates by Warranty deed from Royce E. Yates, Sr. and wife, Teresa Ann Yates of record in Instrument No. 20031105-0162543 Register's Office for Davidson County, Tennessee, dated October 31, 2003 and recorded on November 05, 2003. (Value of consideration shown in aforementioned deed $80,000.00.)

Being the same property conveyed to Theresa Yates, a single woman by Quitclaim deed from Royce E. Yates, Jr., a married of record in Instrument No. 20200511-0048596 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 11, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Constantin Gheorghe, a married man and Marin George, a married man as tenants in common by Warranty deed from Theresa Yates, a single person of record in Instrument No. 20200511-0048597 Register's Office for Davidson County, Tennessee, dated April 30, 202 and recorded on May 11, 2020. (Value of consideration shown in aforementioned deed $100,000.00.) Being also known as 3108 Cloverwood Dr Nashville, Tennessee 37214.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3108 Cloverwood Dr, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of October, 2021

Constantin Gheorghe

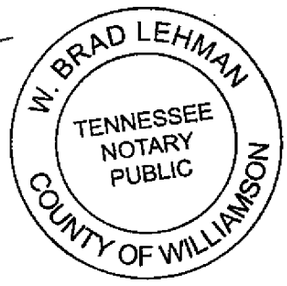
Marin George

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of October, 2021, before me personally appeared Constantin Gheorghe and Marin George, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

W. Brad Lehman
Notary Public

My Commission Expires: 9/24/2024



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Emily Crowder, 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 October 29, 2021.

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of October, 2021.

W. Brad Lehman
Notary Public

MY COMMISSION EXPIRES: 9/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY