Karen Johnson Davidson County
Batch# 748125 DEEDWARR
11/03/2021 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20211103-0146937

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF October, 20 21

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea O. Nappier	new owner	
(NAME)	(NAME)	149-06-0B-001.00-CO
2561 Treetop Dr.	2561 Treetop Dr.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(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, **Jose E. Mendez, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Chelsea O. Nappier,** HEREINAFTER CALLED THE GRANTEE, HER 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. 22 on the Plan of the Resubdivision of Lot 22, Oakwood Subdivision, Phase Five, of record in Plat Book 7900, Page 400, amended in Instrument No. 20060120-0007581, 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 Jose E. Mendez, an unmarried man by Warranty deed from Zarif H. Hakimov, unmarried of record in Instrument No. 201701130004291 Register's Office for Davidson County, Tennessee, dated January 2, 2017 and recorded on January 13, 2017. (Value of consideration shown in aforementioned deed $215,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including By-Laws of record in Book 7981, page 519, Register's Office for Davidson County, Tennessee; Charter of Oakwood Homeowners Association of record in Book 7954, page 508 and Book 7981, page 474, as corrected in Book 8013, page 624, Deeds of Conveyance to Metro of record in Book 9190, pages 440 and 444 and Book 9698, pages 176 and 214,: Perpetual Construction and Maintenance Easement of record in Instrument Number 20060607-0067845; Joint Agreement for Dedication of Easement of record in Book 9266, Page 600; Subject to rights of others in and to the common areas and/or elements; **and all other matters of record, including all items set out on any applicable plat of record, in the Register's Office for Davidson County, Tennessee.**

This is improved x property, known as 2561 Treetop Dr. 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 28th day of October, 2021.

Jose E. Mendez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jose E. Mendez,**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 10/28/21.

Affiant Signature

10/28/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28 day of Oct., 20 21.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY