Karen Johnson Davidson County
Batch# 750101 DEEDWARR
11/05/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211105-0148312

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037878**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this ~~29th~~ 2nd day of ~~October~~ November, 2021. Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Brazil 925 Lemont Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061 03 0 021.00

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, **Monty A. Forehand and Karla A. Forehand, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Brazil, an unmarried woman** ("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. 68 on the plan of Section Two, Gra-Mar Acres, as shown by plat of record in Plat Book 2133, Page 74, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 68 fronts 85 feet on the Easterly side of Lemont Drive and extends back 179.7 feet on the Northerly line and 291.2 feet on the Southerly line to a dead line, measuring 137.5 feet thereon.

Being the same property conveyed to Monty A. Forehand and Karla A. Forehand, husband and wife, by Warranty Deed from Tammy Lynn Oliver Miller, married, of record in Instrument No. 20120328-0026257, in the Register's Office of Davidson County, Tennessee, dated March 23, 2012 and recorded on March 28, 2012.

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.

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, Gra-Mar Acres, as recorded in Plat Book 2133, Page(s) 74.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2202, Page 222.

Easement Deed by Court Order in Settlement of Landowner Action recorded at Instrument No. 20120228-0017172.

This is improved property located at 925 Lemont Drive Nashville TN 37216

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 29th day of October, 2021.

Monty A. Forehand

Karla A. Forehand

STATE OF ~~TENNESSEE~~ COLORADO)
COUNTY OF ~~DAVIDSON~~ LARIMER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Monty A. Forehand and Karla A. Forehand, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~29th~~ 28TH day of October, 2021.

Notary Public
My Commission Expires: 10/7/24

LISA JOYCE WEEKS
Notary Public
State of Colorado
Notary ID # 20164038447
My Commission Expires 10-07-2024

Certificate of Authenticity

I, Katie Smith, 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 10/29/21.
Date

Affiant Signature

10/29/21
Date

State of TN
County of Rutherford

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

Notary's Signature

My Commission Expires: 11.17.24
Date

Notary's Seal (if on paper)

