Karen Johnson Davidson County
Batch# 755104 DEEDWARR
11/15/2021 02:12:15 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20211115-0151813

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1658

JM RMX-21-692

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bretton Hughes Chatham and Casey Hannah Chatham, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vincent Lopes and Rachel Newton-Lopes, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Candlestick Farms, Section Two of record in Plat Book 3500, Page 60, 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 Bretton Hughes Chatham and Casey Hannah Chatham, husband and wife by Warranty deed from Alexis Hasler Dutcher and Joshua David Dutcher, wife and husband of record in Instrument No. 20180501-0040760 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 692 Brewer Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Vincent M. Lopes
692 Brewer Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
new owners

TAX MAP-PARCEL #:
147-10-0-171.00

WITNESS THE EXECUTION HEREOF this 5th day of November, 2021.

Bretton Hughes Chatham

Casey Hannah Chatham

State of Tennessee)
County of Davidson)

On this 5th day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bretton Hughes Chatham and Casey Hannah Chatham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. P... NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 345,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of November, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024