WARRANTY DEED

Karen Johnson Davidson County
Batch# 758407 DEEDWARR
11/19/2021 10:28:30 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20211119-0154117

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2021

Notary Public

MY COMMISSION EXPIRES September 8, 2025

(AFFIX SEAL)

KAYLOR E. GELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Joy Chanin	REBECCA JOY CHANIN	
(NAME)	(NAME)	
1128 Cabana Drive	1128 CABANA DR.	108-03-0-206.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Leia M. Afable and Jason E. Afable, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rebecca Joy Chanin, an unmarried person**, hereinafter called the GRANTEE(S), his/her/their 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. 67B on the Plan of Zone Lot Division, Lots 56, 58, 59, 62, 63, 67 & 99, Section Five, Patio Villa of record in Plat Book 5200, Page 633, corrected in Book 6426, Page 480, amended in Plat Book 6250, Page 813, 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 Leia M. Afable and Jason E. Afable, wife and husband by Warranty Deed from Breanna Morse, a single person, dated 09/01/2015 and recorded 09/10/2015, of record in Instrument 20150910009197G, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 633, as corrected in Book 6426, Page 480, and amended in Plat Book 6250, Page 813, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6199, Page 70, Register's Office for Davidson County, Tennessee. Patio Villa Rules and Regulations of record in Book 7266, Page 827, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 6021, Page 843, said Register's Office. Deed of Conveyance for Sanitary Sewer of record in Book 6021, Page 914, said Register's Office. Deed of Conveyance for Water Mains of record in Book 6021, Page 919, said Register's Office. Deed of Conveyance for Water Mains of record in Book 6165, Page 742, said Register's Office. Deed of Conveyance for Water Mains of record in Book 6422, Page 55, said Register's Office. Deed of Conveyance for Sanitary Sewer of record in Book 6422, Page 60, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1128 Cabana Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of November, 2021.

Leia M. Afable

Jason E. Afable

State of CALIFORNIA
County of Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leia M. Afable and Jason E. Afable, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of November, 2021.

Notary Public: Christy Elaine Bates

My Commission Expires: May 22, 2024

CHRISTY ELAINE BATES
Notary Public - California
Ventura County
Commission # 2328936
My Comm. Expires May 22, 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 NOVEMBER 4, 2021.

11/5/2021
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 5 day of NOVEMBER, 2021.

NOTARY PUBLIC
My Commission Expires: 3/3/2025