Karen Johnson Davidson County
Batch# 775488 DEEDWARR
12/16/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20211216-0166678

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 OF **DECEMBER, 2021.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FELIPE SANCHEZ LARA, ET UX	New Owner	**150-01-0-240.00**
(NAME) **421 CLEARWATER DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LYNN H. CAWTHORNE, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELIPE SANCHEZ LARA AND NANCY S. SANCHEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 768 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, Page 157, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lynn H. Cawthorne from James E. Cawthorne, Jr. and wife, Barbara J. Cawthorne, by deed dated September 29, 2014, of record in Instrument No. 20140929-0089415, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4468, Page 565; A portion of the property lies within the 500 year flood plain; A portion of the property lies within the 100 year flood plain; The Plan of record in Book 4175, Page 157 in the Register's Office of Davidson County shows an Owner's Certificate, a 30 foot minimum building set back line from Clearwater Drive and a 20 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southwest front corner of said lot; A mortgage loan inspection by Kohl & Company dated June 25, 1993 shows that a fence for lot 767 encroaches by approximately 1.5 feet on the southwestern boundary and that the garage encroaches on the 20 foot public utility and drainage easement at the rear of the property. The flood zones shown on this Mortgage Loan Inspection are no longer accurate as the areas in the 100 year and 500 year flood plains have increased.; any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property known as **421 CLEARWATER DRIVE, NASHVILLE, TN 37217**
(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; 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 13 day of December, 2021.

LYNN H. CAWTHORNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn H. Cawthorne,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of December, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/13/2021 (date of document).

Jennifer Russell
Affiant Signature

12/14/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

