WARRANTY DEED

Karen Johnson Davidson County
Batch# 780999 DEEDWARR
12/29/2021 09:53:18 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20211229-0171042

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Jaliely Lara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 8-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaliely M. Lara	Regions Bank dba Regions Mortgage	133-11-0A-073.00
(NAME)	(NAME)	
500 Paragon Mills Road Unit #M10	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christopher A. Choto, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jaliely M. Lara, unmaried** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. M-10 of Canterbury Hall Condominiums, of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher A. Choto, unmarried man from Eva Bangert, an unmarried woman and Joseph P. Bauer, an unmarried man by Warranty Deed on April 17, 2019, of record in Instrument Number 20190422-0036192, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 500 Paragon Mills Road Unit #M10, Nashville, TN 37211
(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/our hands this 27th day of December, 2021.

Christopher A. Choto

State of Tennessee
County of Davidson

Personally appeared before me Christopher A. Choto, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2021.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

File No.: 202108064

