Karen Johnson Davidson County
Batch# 783653 DEEDWARR
01/04/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20220104-0001072

Name and Address of New Owner:
Rachael N. Enriquez
156 Lake Chateau Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 097080A04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael A. Owens-Masters F/K/A Michael A. Owens**, unmarried "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rachael N. Enriquez, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Being Unit No. H-2, in a Horizontal Property Regime, as shown on the condominium site plan of Lake Chateau Condominiums, Phase 11, Section 3, as of record in Book 6250, page 607-610, as amended and corrected in Book 7025, page 380; Book 10753, page 271; Book 10753, page 275; and Book 11012, page 495, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Owens by Warranty Deed from William O. Tompkins, married and Christopher Scott Tompkins, unmarried, Joint Tenants with right of survivorship dated December 22nd 2017 and recorded December 28th 2017 of record in Instrument No. Instrument No. 20171228-0131882 said Register's Office, Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 156 Lake Chateau Drive, Hermitage, TN 37075

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2021.

mom (SEAL)
Michael A. Owens-Masters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2021, before me personally appeared Michael A. Owens-Masters, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2021.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/28/21 (date of document).

Connie Taylor
Affiant Signature

12/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

