**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 790363 DEEDWARR
01/14/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220114-0005755

File No. EM-21-1775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of January, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAELYN M. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hampton Bourne and Kaylyn Bourne | **Data Mortgage Inc.** | |
| (NAME) | (NAME) | |
| 2418 Chapel Avenue | **2200 West Orangewood Avenue** | 072-14-3R-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | **Suite 150** | |
| | **Orange, CA 92868** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Luis Fernando Lopez Gonzalez and Lauren Eppinger**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hampton Bourne and Kaylyn Bourne**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A, on the Plan of 2418 Chapel Avenue, a Planned Unit Development (with Private Elements), as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161017-0109391, in the Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Lauren E. Eppinger and Luis Fernando Lopez Gonzalez, wife and husband by Warranty deed from Atkins and Associates Homebuilders, Inc. of record in Instrument No. 20180710-0066645 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 10, 2018. Being also known as 2418 Chapel Avenue A Nashville, Tennessee 37206.**

**This is property more commonly known as 2418 Chapel Avenue, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 5th day of January, 2022.

Luis Fernando Lopez Gonzalez

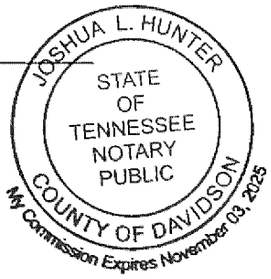
Lauren Eppinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2022, before me personally appeared Luis Fernando Lopez Gonzalez and Lauren Eppinger, 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 5th day of January, 2022.

Notary Signature
My commission expires:



# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 01/10/2022 (date of document).

**Affiant Signature**

01/10/2022

**Date**

State of Tennessee County of Davidson Sworn to and subscribed before me this 10th day of January, 2022.

**Notary Public**

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024