Karen Johnson Davidson County
Batch# 804290 DEEDWARR
02/11/2022 11:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220211-0016035

Commitment Number: TN21106317

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106317.

New Property Owner/Mail Tax Statements To:
Claudia A. Magalhaes, 4065 Liberton Way, nolensville, TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
187-09-0A-105-00

GENERAL WARRANTY DEED

Claudia M. Magalhaes, who acquired title as Claudia A. Magalhaes, an unmarried woman and **David E. Lachman and Fatima A. Bastos,** husband and wife, all as joint tenants with right of survivorship, hereinafter grantors, whose tax-mailing address is **4065 Liberton Way, Nolensville, TN 37135**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Claudia M. Magalhaes**, an unmarried woman, hereinafter grantee, whose tax mailing address is **4065 Liberton Way, Nolensville, TN 37135**, the following real property:

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property. Tax ID: 187-09-0A-105-00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180717-0069288 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 187-09-0A-105-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on January 21st, 2022:

Claudia M. Magalhaes

David E. Lachman

Fatima A. Bastos

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 21, 2022 by **Claudia M. Magalhaes, ~~David E. Lachman~~ and ~~Fatima A. Bastos~~** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Parcel ID: 187-09-0A-105-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on January 14, 2022:

Claudia A. Magalhaes

David E Lachman

David E. Lachman

Fatima A. Bastos

STATE OF FL
COUNTY OF Brevard

The foregoing instrument was acknowledged before me on January 14, 2022 by ~~**Claudia A. Magalhaes**~~, **David E. Lachman** and **Fatima A. Bastos** who are personally known to me or have produced FLDL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CYNTHIA BARNHART
Notary Public – State of Florida
Commission # GG 181367
My Comm. Expires Apr 28, 2022
Bonded through National Notary Assn.

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of Jan, 2022.

Affiant

CLAUDIA M. MAGALHAES
Print Name

(Seal)

Notary Public

My commission expires:

Sept. 8, 2025

Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **1/21/2022** .

Affiant Signature

2/1/2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **1** day of **February**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462