Karen Johnson Davidson County
Batch# 808936 DEEDWARR
02/22/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220222-0019798

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211239033**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this ~~7th~~ 10th day of February, 2022. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Jennifer Rodriguez Parada and Oslin Aban Rios Gomes 2624 Mesa Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149 04 0 210.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ide S. Umboh-Pitt f/k/a Ide S. Umboh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Rodriguez Parada and Oslin Aban Rios Gomes, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Edge-O-Lake Estates, Section IX, of record in Plat Book 3700, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ide S. Umboh by Warranty Deed from Elizabeth U. Calhoun, of record in Instrument No. 20040628-0076689, Register's Office of Davidson County, Tennessee, dated June 28, 2004 and recorded on June 28, 2004.

The execution of this instrument is affected by the signature of Thomas D. Umboh, Jr. as Attorney-in-Fact for Ide S. Umboh-Pitt, which Power of Attorney is recorded in Book __202202220019797__ said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section IX Edge-O-Lake Estates, as recorded in Plat Book 3700, Page(s) 131.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4145, Page 195.

This is improved property located at 2624 Mesa Drive Nashville TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2022.

Ide S. Umboh-Pitt by Thomas D. Umboh, Jr. as Attorney-in-Fact
Ide S. Umboh-Pitt by Thomas D. Umboh, Jr.
as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas D. Umboh, Jr., 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, and who further acknowledged that he is the Attorney-in-Fact for Ide S. Umboh-Pitt and that he is authorized by Ide S. Umboh-Pitt to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of February, 2022.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

Certificate of Authenticity

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

2/7/2022.

Date

Jennifer Russell

Affiant Signature

2/10/2022

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Date

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.