5495

Karen Johnson Davidson County
Batch# 820095 DEEDWARR
03/11/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220311-0028364

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Alan Schwartz	Truist	118060D07100CO
(NAME)	(NAME)	
312 Artisan Lane	PO Box 26149	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Richmond, VA 23260-6149	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Alberto Jose Lopez and Christina Rae Burgart Lopez, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas Alan Schwartz, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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 71, Gale Park Single Family Homes, a condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705 and Instrument No. 20120508-0039773 and Scriveners Affidavit of record in Instrument No. 20110531-0041215, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alberto Jose Lopez and Christina Rae Burgart Lopez, husband and wife by Warranty Deed from Cory Lynne Hardwick, married formerly known as Cory Pinkston, dated 10/09/2018 and recorded 10/19/2018, of record in Instrument 201810190103964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 201102080011108; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 201102240015356, Scrivener's Affidavit of record in Instrument No. 201105310041215, Amendments recorded in Instrument No. 201205080039773, Instrument No. 201209210086162, and Instrument No. 201303060022201, Instrument No. 201102240015350, Amendments recorded in Instrument No. 201103110019705, Instrument No. 201205080039772, Instrument No. 201209210086161, Instrument No. 201303060022200, Instrument No. 201312300130919, and Instrument No. 201103110019706; (3) Reserve Easement and Restrictions Agreement of record in Book 9237, Page 495; (4) Deed of Conveyance of record in Book 10131, Page 935 and Book 10131, Page 939; (5) Slope and Grading Easement recorded in Instrument 200411080134230; (6) Drainage, Detention,

Access Road, and Sign Agreement of record in Book 9237, Page 382; (7) Site Development Agreement of record in Book 9237, Page 425; (8) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 201008100063194; (9) Second Amendment to Lease of record in Book 5081, Page 499; (10) Charter of Gale Park Single-Family Homeowners Association, Inc., of record in Instrument No. 201105100035846; (11) Charter of Gale Park Owners' Association, Inc., of record in Instrument No. 201105100035847, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 312 Artisan Lane, Nashville, TN 37204

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of March, 2022.

Alberto Jose Lopez

Christina Rae Burgart Lopez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alberto Jose Lopez and Christina Rae Burgart Lopez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March, 2022.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 3 day of March, 2022.

Ernest D Bennett III 3/3/2022
2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 3 day of March, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023