Karen Johnson Davidson County
Batch# 827567 DEEDWARR
03/24/2022 10:11:37 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220324-0033933

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2022.

Notary Public
My commission expires:

[redacted]:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julie Flores	New Owner	**096160A03300CO**
106 Lakebrink Dr	15243 Hillsdale Court	
Nashville, TN 37214	Sylman, CA 91342	

FOR AND IN 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 ACKNOWLEDGE, WE,

Rebecca G. Lee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie Flores , unmarried

HEREINAFTER CALLED THE GRANTEES, 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, bbeing Lot No. 57 of the First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles K. Lee and wife, Rebecca G. Lee, by Warranty Deed from Larchwood Home Associates, a join venture composed of Frank Batson Quality Homes, Inc. and Union Financial Corporation, dated Octobert 30, 1986, of record in Record Book 7032, Page 395, Register's Office for Davidson County, Tennessee. Charles K. Lee died on 4/29/17 leaving Rebecca G. Lee as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 106 Lakebrink Dr, Nashville, TN 37214.

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 in 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.

Rebecca G. Lee Date: 3-15-2022
Rebecca G. Lee

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Rebecca G. Lee, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 11-17-24