This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16714-RR

Karen Johnson Davidson County
Batch# 848904 DEEDWARR
05/02/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20220502-0050435

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2022.

Notary Public
My Commission Expires: _____

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany DeFilippis and Nan DeFilippis 7936 Oakfield Grove Brentwood, TN 37027	New Owner	181-10-0A-331.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Edgar Rodolfo Enriquez, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brittany DeFilippis an unmarried woman**, hereinafter called the Grantee(s), his/her/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 Lot No. 905 on the Plan of Autumn Oaks Subdivision, Phase 9 of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennnessee, to which plan reference is hereby for a more particular description of said lot.

Being the same property conveyed to Edgar Rodolfo Enriquez, unmarried by Special Warranty deed from NVR Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20160505-0044282 Register's Office for Davidson County, Tennessee, dated May 03, 2016 and recorded on May 05, 2016.

This is improved property located at: **7936 Oakfield Grove, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 22nd day of April, 2022.

GRANTOR:

Edgar Enriquez

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edgar Enriquez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of April, 2022.



Notary Public
My Commission expires: 9-24-22

Tennessee Certification of Electronic Document

I, Lindsey Binkley, 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 4/22/2022 (date of document).

Affiant Signature

4/20/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/19/25

NOTARY'S SEAL

GINGER A DICKEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025