WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 23RD DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sonya M. Spencer	New owner	156-01-0D-007.00-000
(NAME)	(NAME)	
7733 Brook Glen Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4112		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jade Jaramillo and Javier Jaramillo Morales, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sonya M. Spencer, unmarried**, hereinafter called the Grantee, her 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. 7 on the Plan of Final Plat Brook Glen of record in Plat Book 9700, Page 128, in the 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 Jade Jaramillo and Javier Jaramillo Morales, wife and husband, By Warranty Deed from Paul C. Umbach, Jr. and Stacey A. Moule, both single people, as tenants in common with full rights of survivorship, dated June 03, 2019 recorded June 07, 2019, of record as Instrument No. 20190607-0054865 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 866043 **DEEDWARR**
06/01/2022 02:36:31 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20220601-0063364

This is improved property, known as 7733 Brook Glen Way, Nashville, TN 37221-4112

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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.

Witness our hands this ~~23rd~~ 27th day of May, 2022.

Jade Jaramillo

Javier Jaramillo Morales

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jade Jaramillo and Javier Jaramillo Morales, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~23rd~~ 27th day of May, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024