Karen Johnson Davidson County
Batch# 866201 DEEDWARR
06/02/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20220602-0063553

This instrument prepared by:
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3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $323,000.00.

Affiant

Subscribed and sworn to before me, this 23 day of MAY, 2022.

Notary Public
My commission expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
ZONIA ISABEL ALVA 8511 BURNHAM LANE UNIT J-1 ANTIOCH, TN 37013	NEW OWNER	181-02-0A-160.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Caparas McKeown, an unmarried woman and Wayne Keith Caparas, unmarried, as joint tenants with the right of survivorship,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey to **Zonia Isabel Alva, unmarried, and Hernani Ames unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors 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 Unit No. J-1 of Lenox Creekside, Phase 3 as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Patricia Caparas McKeown, an unmarried woman and Wayne Keith Caparas, unmarried, as joint tenants with the right of survivorship, by Quitclaim Deed From Patricia Caparas McKeown, an unmarried woman, of record in Instrument No. 20200806-0087722, in the Register's Office of Davidson County, Tennessee, dated July 21, 2020 and recorded on August 06, 2020.

Being the same property conveyed to Patricia Caparas McKeown, an unmarried woman, by Warranty Deed Theresa Cochran and husband, Jeffrey Cochran, of record in Instrument No. 20190604-0053343, in the Register's Office of Davidson County, Tennessee, dated June 03, 2019 and recorded on June 04, 2019.

This property is improved property known as 8511 Burnham Lane, Unit J-1, Antioch, TN 37013.

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.

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, successors and assigns, forever. Grantor covenant with Grantees that Grantor are lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23 day of MAY, 2022.

Patricia Caparas McKeown

Patricia Caparas McKeown

Wayne Keith Caparas

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Caparas McKeown and Wayne Keith Caparas**, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23 day of MAY, 2022.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 11/08/22

True Copy Certification

I, Yvette Meldrum, 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 May 23, 2022

5/23/22
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of May, 2022

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024