Karen Johnson Davidson County
Batch# 880703 DEEDWARR
06/29/2022 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20220629-0075319

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $301,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2022.

Notary Public

My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Garrett Gabriel Ross	**New Owner**	**135-16-0B-004.00CO**
402 Flintlock Court		
Nashville, TN 37217		

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 ACKNOWLEDGED, WE,

Julia Lozano, a married woman

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

Garrett Gabriel Ross, a married man

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, being Unit No. 4 on the Plan of Horizontal Property Regime Private Element Plat, Woodridge at Nashboro Village, Nashboro Village-Tract 11 of record in Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia Finchum by Warranty Deed from Robert M. Lubitz and Judith A. Monroe, husband and wife, dated February 22, 2019, of record in Instrument No. 20190304-0019377, Register's Office for Davidson County, Tennessee. Julia Finchum having since married and is now know Julia Lozano.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20021106-0136459, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, in the Register's Office for Davidson County, Tennessee.
Easement to Nashville Electric Service of record in Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 4660, Page 157, in the Register's Office for Davidson County, Tennessee.
Design Standards of record in Instrument No. 20020507-0056331, in the Register's Office for Davidson County, Tennessee.
Overhead Line Easement to Nashville Electric Service of record in Book 4821, Page 105, in the Register's Office for

Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20021106-0136458, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20021120-0144369, in the Register's Office for Davidson County, Tennessee.
Golf Cart Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 4860, Pages 72-75, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055675, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 402 Flintlock Court, Nashville, TN 37217.

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 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. 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/our hand(s) this 27th day of June, 2022.

Julia Lozano

Julia Lozano

*Krystian Lozano, spouse of Julia Lozano, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Krystian Lozano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Julia Lozano and husband, Krystian Lozano,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

~~File #: 22-398~~
~~RECORD & RETURN TO:~~
~~McCann & Hubbard~~
~~1804 Williamson Court, Suite 201~~
~~Brentwood, TN 37027~~

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 June 27, 2002.

Date

Affiant Signature

6-28-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON