Karen Johnson Davidson County
Batch# 891730 DEEDWARR
07/21/2022 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20220721-0083331

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541274

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $351,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2022.

Notary Public
My Commission Expires: _____

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frederick Alegre 412 Yosemite Court Antioch TN 37013	New Owner Frederick Alegre 412 Yosemite Court Antioch, TN 37013	Tax Parcel ID No. 175 04 0A 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shannetra Ojehomon and Akintunde Ojehomon Jr., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederick Alegre and Sandra Alegre, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 13B of Park Place Subdivision, a Planned Unit Development and a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Park Place Subdivision, a Planned Unit Development and a Horizontal Property Regime, of record in Instrument No. 20010214-0014161, being re-recorded by Instrument No. 20010702-0069590, and being amended by Instrument No. 20011019-0114191 (re-recorded by Instrument No. 20011212-0136927) and Instrument No. 20111115-0089064, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Amendment.

Being the same property conveyed to Shannetra Ojehomon and Akintunde Ojehomon Jr., wife and husband, by Quitclaim Deed from Shannetra McCutcheon now known as Shannetra Ojehomon, married, of record in Instrument No. 20171228-0131664, in the Register's Office of Davidson County, Tennessee, dated December 21, 2017 and recorded on December 28, 2017.

Being the same property conveyed to Shannetra McCutcheon, an unmarried woman, by Warranty Deed from Kimberly Richey, unmarried, of record in Instrument No. 20170522-0050808, in the Register's Office of Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Place Subdivision, Phase 1, as recorded in Plat Instrument No. 20010129-00008516.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Park Place Subdivision, a Planned Unit Development Condominium of record in Instrument No. 20010214-0014161, being Re-Recorded in Instrument

No. 20010702-0069590, as amended by instrument(s) of record in Instrument No. 20011019-0114191, being Re-Recorded in Instrument No. 20011212-0136927 and also amended in Instrument No. 20111115-0089064; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 5897, Page 191.

Easement for Sanitary Sewer and Drainage, recorded in Book 11491, Page 719 and Book 11539, Page 799.

Easement for Grant of Transmission Line, recorded in Instrument No. 20020304-0026956.

Easement for Subdivision Sign, recorded in Instrument No. 20070928-0115673, as assigned by Instrument No. 20071205-0140722.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11672, Page 447.

All of the terms and provisions set forth and contained in that certain Lease between E. Cordell Lawrence and wife, Margaret L. Lawrence, Lessor, and Powertel/Memphis, Inc., Lessee, a memorandum of which is recorded in Book 10918, Page 497, and Site Lease Acknowledgment recorded in Book 11520, Page 340.

This is improved property located at 412 Yosemite Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of June, 2022.

Shannetra Ojehomon

Akintunde Ojehomon Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannetra Ojehomon and Akintunde Ojehomon Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 06, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/24/2022** (date of document).

Affiant Signature

7/24/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

