THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 895817 DEEDWARR
07/29/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20220729-0086404

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Matthew E. Brown and Lauren C. Brown 317 Swynford Court Brentwood, TN 37027	Legacy Home Loans 4004 Hillsboro Pike Ste 216B Nashville, TN 37215	172-13-0A-064.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gey C. Rocha, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Brown and Lauren Cassetty Brown, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 14, WILLIAMS GROVE, SECTION TWO, REVISION TO LOTS 14-16 AND LOTS 51-53, as shown on Plat of record in Instrument No. 20000324-0030072, in the Register's Office, Davidson County, Tennessee, to which a reference is hereby made for a particular description of said property.

Being the same property conveyed to Hemano P. Rocha and Gey C. Rocha by Special Warranty Deed from PMI Mortgage Insurance Co. of record in Instrument Number 20020812-0097144, dated July 19, 2002 and recorded on August 12, 2002, with Affidavit of Correction of record in Instrument number 20111209-0095912 and Deeds of record in Instrument Number 20020725-0089192 and Instrument Number 20020812-0097143, Register's Office for Davidson County, Tennessee. Hermano P. Rocha is now deceased leaving Gey C. Rocha tenant by the entirety.

This is property commonly known as 317 Swynford Court, Brentwood, TN 37027*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 26 **day of July, 2022:**

Gey Rocha
Gey C. Rocha

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gey C. Rocha,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of July, 2022:
Provided a Drivers License as Identification.

Notary Public

My Commission Expires: 05/20/2026

NADIUSKA RIOS
Notary Public - State of Florida
Commission # HH 233498
My Comm. Expires May 20, 2026
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Broward

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$740,000.00**:

Gey Rocha
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26 DAY OF July, 2022.
Provided a Drivers License as Identification.

Notary Public

My Commission Expires: 05/20/2026

NADIUSKA RIOS
Notary Public - State of Florida
Commission # HH 233498
My Comm. Expires May 20, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 July 26, 2022 (date of document).

Affiant Signature

July 29th, 2022
Date

State of TN

County of Maury

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY