THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 902789 DEEDWARR
08/12/2022 09:49:39 AM 2 pgs
Fees: $13.00 Taxes: $4,699.00
20220812-0091692

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Anthony Ribeiro and Morgan Ribeiro 1107 Norfleet Drive Nashville, TN 37220	New Owner ✓	145-12-0-036.00

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, we, **Tommy Jean Kirby Corlew, Trustee of Corlew Family Revocable Trust**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony Ribeiro and Morgan Ribeiro, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot No. 26** on the Plat of Lakeview Manor, of record in Book 2133, pages 39, 40 and 41, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated March 28, 1964, as follows:

Said Lot 26 fronts 333.7 feet on the southwest margin of Norfleet Drive, and extends back 240.3 feet on the northwest line, and 332 feet on the south line to a line on the rear on which it measures 82.7 feet.

Being the same property conveyed to Donald L. Corlew and wife, Tommye Jean Corlew by Warranty Deed from John C. Jeffords, Jr. and wife, Alma Chase M. Jeffords of record in Book 4754, page 165, dated September 10, 1973 and recorded on October 10, 1973, Register's office for Davidson County, Tennessee; and further conveyed to Tommye Jean Kirby Corlew, Trustee of the Corlew Family Revocable Trust by Quitclaim Deed from Donald Lanny Corlew and Tommye Jean Kirby Corlew, of record in Instrument number 20220324-0034045, dated March 23, 2022 and recorded on March 24, 2022, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1107 Norfleet Drive, Nashville, TN 37220*
*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 our hands, this 10 **day of August, 2022**:

Tommye Jean Kirby Corlew _____

Tommye Jean Kirby Corlew as Trustee of
the Corlew Family Revocable Trust

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tommye Jean Kirby Corlew,** the bargainor, 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 official seal, this 10 day of August, 2022.

_____
Notary Public

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,270,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10th DAY OF August, 2022:

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 05, 2024

My Commission Expires: _____