NEW OWNER:
Carlo and Meri Fernandes
4316 Summercrest Boulevard
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-316

MAP & PARCEL
164-06-0A-026-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 905922 DEEDWARR
08/22/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20220822-0094264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 DOLLARS ($278,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Carlo Alberto Fernandes, Jr. and Meri Caroline Fernandes, husband and wife and Holly Lynne Gray, an unmarried woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being all of Unit No. 26, on the plan of Final Plat of Autumn Glen, Section I, A Condominium Regime, according to plat and survey appearing of record in Instrument Number 20020926-0117438 and as established by the Master Deed recorded in Instrument No. 20030929-0143614 and amended in Instrument No. 20101229-0103591, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to John S. Blackwell, a married man by Warranty Deed from Sean Marquess Brashears, Personal Representative and Heir at Law, and Taylor Simpson Brashears, Heir at Law of Estate of William Marquess Brashears, Jr. of record as Instrument No. 20210322-0037658 in the Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 22, 2021.

Being also known as 4316 Summercrest Boulevard Unit 402, Antioch, TN 37013

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18th day of August, 2022.

John S. Blackwell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John S. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 2022.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **278,000.00.**

AFFIANT

Sworn to and subscribed to before me this 18th day of August, 2022.

NOTARY PUBLIC

My commission expires: 4/26/25

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **August 18, 2022**.

Date

Tonya Loftin
Affiant Signature

August 19, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)