Karen Johnson Davidson County
Batch# 906542 DEEDWARR
08/23/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220823-0094961

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3667

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2022

Notary Public

Commission Expires: _____

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Cameron Brook and Jayme Rhae Edwards 2002 Ethan Lane Antioch, TN 37013	New Owner	163 16 0A 109.00

WARRANTY DEED

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, I/WE,

Jessica Rose Lopez F/K/A Jessica Rose Pearsall and Kevin Uriel Lopez Jimenez, wife and husband,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Cameron Brook and Jayme Rhae Edwards, husband and wife,

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. 229 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Plat at Instrument No. 20050609-0066104, Exhibit "A-1", 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 by Warranty Deed from Sucy Nieves, unmarried to Jessica Rose Pearsall, a single woman, recorded June 29, 2017, as Instrument No. 20170629-0065661 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Jessica Rose Pearsall, a single woman to Jessica Rose Pearsall, a single woman and Kevin Uriel Lopez Jimenez, as tenants in common with rights of survivorship, recorded September 22, 2017, as Instrument No. 20170922-0097519 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2002 Ethan Lane, Antioch, TN 37013

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 19th day of August, 2022.

Jessica Rose Lopez

Kevin Uriel Lopez Jimenez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of August, 2022, before me personally appeared Jessica Rose Lopez, and Kevin Uriel Lopez Jimenez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2022.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/19/22 (date of document).

Jennifer L. Pennell

8/22/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of August, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

