THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741960** Karen Johnson Davidson County Batch# 911589 DEEDWARR 09/01/2022 10:29:44 AM 2 pgs Fees: $13.00 Taxes: $2,460.50 20220901-0098626	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2022. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Ximena Marquez Abbona and Juan D. Pagan 209 Sentinel Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 04 0 304.00

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, **Zach Newman and Hannah Newman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ximena Marquez Abbona and Juan D. Pagan, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 103, as shown on the map entitled Valley View Subdivision Section 3, of record in Plat Book 2330, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Zach Newman and Hannah Newman, husband and wife, by Warranty Deed from Edward Kameen and Eleanor Kameen, husband and wife, of record in Instrument No. 20190204-0010036, in the Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 4, 2019.

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.

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 Valley View Subdivision Section 3, as recorded in Plat Book 2330, Page(s) 148 .

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2446, Page 146.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2746, Page 540.

This is improved property located at 209 Sentinel Drive Nashville TN 37209

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 31st day of August, 2022.

Zach Newman

Hannah Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zach Newman and Hannah Newman, 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 31st day of August, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026