Karen Johnson Davidson County
Batch# 958537 DEEDWARR
01/06/2023 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,492.80
20230106-0001239




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$944,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 2-24-26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JUAN SANCHEZ AND LISE SANCHEZ** | **SIRVA MORTGAGE, INC.** | **160-12-0-166.00** |
| (NAME) **5405 HEATHER LANE** | (NAME) **6200 OAK TREE BOULEVARD, SUITE 300** | |
| (ADDRESS) **BRENTWOOD, TN 37027** | (ADDRESS) **INDEPENDENCE, OH 44131** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# 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, THOMAS B. BARTLETT, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN SANCHEZ AND LISE SANCHEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 Lot No. 20 on the Resubdivision of Epworth Subdivision, Lots 20 & 21, of record in Instrument No. 20141113-0104709, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas B. Bartlett, unmarried and Catherine L. Bartlett, unmarried, as joint tenants with right of survivorship, from Fred W. Cunningham and wife, Sherry S. Cunningham, by Warranty Deed dated July 2, 1993, of record in Book 9004, Page 342, said Register's Office for Davidson County, Tennessee. Further, being conveyed to Thomas B. Bartlett, unmarried, from Catherine L. Bartlett, unmarried, by Quitclaim Deed dated June 15, 2009, of record in Instrument No. 20090617-0056389, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, Page 745 and Resubdivision of record in Instrument No. 20141113-0104709; Restrictions and Covenants for the Epworth Subdivision of record in Book 6269, page 495; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **5405 HEATHER LANE, BRENTWOOD, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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; 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.

Witness my hand this 29 day of December, 2022.

**THOMAS B. BARTLETT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Witness my hand and official seal at office this 29 day of December, 2022.

My commission expires: 3/3/2026

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 January 4, 2023

Affiant Signature

January 6, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6th day of January, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: FEBRUARY 24, 2026

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