Karen Johnson Davidson County
Batch# 979339 DEEDWARR
03/10/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230310-0017573

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243710** JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this 2nd day of March, 2023. Julie Bailey Notary Public My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sally Keziah Amkoa 146 Cumberland Trace Nashville TN 37214	Canopy Mortgage, LLC 360 Technology ct. Ste 200 Lindon, UT 84042	Tax Parcel ID No. 073 16 0A 146.00

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, **Justin Andrew Sewak and Melinda Sewak, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sally Keziah Amkoa, an unmarried woman**, ("Grantees"), their 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 all of Unit 146 as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association and as described in Book 6218, Page 528, said Register's Office, to which plat reference is made for a more complete and accurate legal description.

Being the same property conveyed to Justin Andrew Sewak, a married man, by Quit Claim Deed from Justin Andrew Sewak and Melinda Sewak, husband and wife, of record in Instrument No. 20230105-0001088, in the Register's Office of Davidson County, Tennessee, dated December 17, 2022, and recorded on January 05, 2023.

Being the same property conveyed to Justin Andrew Sewak and Melinda Sewak, husband and wife, by Warranty Deed from Brian P. Maurer and Diane MacLachlan, husband and wife, of record in Instrument No. 20190501-0040214, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019, and recorded on May 01, 2019.

Melinda Sewak joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Justin Andrew Sewak.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Cumberland Trace, as recorded in Book 5200, Page 724.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6218, Page 528, as amended in Instrument No(s). 20090825-0080066, 20220802-0087899 and Rules and Regulations recorded in Instrument No. 20151103-0112087 and Notary Certificate of Correction recorded in Instrument No. 20151110-0114516 and amended in Instrument No. 20040405-0038158 and Amendment to the By-Laws recorded in Instrument No. 20220224-0020980.

Easement for Well, recorded in Book 1126, Page 461.

Easement for Ingress and Egress, recorded in Book 1422, Page 179, Book 2753, Page 60, Book 3571, Page 194 and Book 6113, Page 475.

Easement for 20-Foot Roadway, recorded in Book 1878, Page 164.

Easement for Flowage, recorded in Book 2203, Page 189.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4373, Page 83.

Easement for Sewer, recorded in Book 6113, Page 475.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116288.

Easement for Right of Way, recorded in Instrument No. 20130517-0050098.

Easement recorded in Book 2281, Page 177, Book 4215, Page 423 and Book 6081, Page 854.

This is improved property located at 146 Cumberland Trace Nashville TN 37214

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 2nd day of March, 2023.

Justin Andrew Sewak

Melinda Sewak

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Andrew Sewak and Melinda Sewak, 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 1st day of March, 2023.

Bernard Cureton
Notary Public Bernard Cureton
My Commission Expires: 06/20/2026

OFFICIAL SEAL
BERNARD CURETON
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires June 20, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 10, 2023 (date of document).

Affiant Signature

March 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023