Karen Johnson Davidson County
Batch# 989994 DEEDWARR
04/10/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20230410-0025896

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $406,000.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Lopez	**New Owner**	**part of 052-07-0-099.00**
111 A Sanitarium Road		
Nashville, TN 37115		

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, WE,

Roberth Lamer, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Lopez, an unmarried man

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 Lot No. 1 on the Plan of Resubdivision Plat: Lot No. 4, Christian Subdivision of record in Instrument No. 20220316-0030419, 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 part of the same property conveyed to Roberth Lamer, a married man, by Warranty Deed from Lester B. Fuller, Jr., an unmarried man, dated June 11, 2021, of record in Instrument No. 20210616-0081505, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20220316-0030419, Register's Office for Davidson County, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 9377, Page 173 and Book 9377, Page 268, in the Register's Office for Davidson County, Tennessee.
All matters of record in Book 8250, Page 561, in the Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 111 A Sanitarium Road, Nashville, TN 37115.

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 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.

Witness my/our hand(s) this 6th day of April, 2023.

The Grantor confirms with his signature below that the property being conveyed with this Deed has been used solely as investment property and never the primary marital residence.

Roberth Lamer by Russell J. McCann, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. McCann, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Roberth Lamer, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Roberth Lamer, and is authorized by Roberth Lamer to execute this instrument on his behalf.

Witness my hand, at office, this 6th day of April, 2023.

My Commission Expires:_____

Notary Public

File #: 23-49
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027



Certificate of Authenticity

I, Heather Stephens, 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 April 6, 2023.

Date

Heather Stephens

Affiant Signature

April 10, 2023

Date

State of Tennessee

County of Montgomery

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

Rebecca L. Truman

Notary's Signature

My Commission Expires: 1-27-2026

Date

Notary's Seal (if on paper)

REBECCA L. TRUMAN
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-27-2026